

COURTHOUSE BOX 49

Rec Fee: \$27.00
Doc Stamps: \$1,470.00

Prepared by:
Donald B. Womersley
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: W2404047OR

General Warranty Deed

Made this 3rd day of June, 2024 A.D. By **Patricia Mayes, a married woman**, whose address is: 7300 20th St Lot 203, Vero Beach, Florida 32966, hereinafter called the grantor, to **Marc Marsico, a married man**, whose post office address is: 1114 Rembrandt Way, Williamstown NJ 08094, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Unit 3-A of TROPIC GROVES VILLAS CONDOMINIUM "B", a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 578, Page 2576, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **33391200023003000001.0**

Grantor herein hereby warrants that she does not reside on the subject property and that it is not adjacent or contiguous with her Homestead and no member of the Grantor's family dependent upon her for support resides on the subject property and the subject property is Not her Homestead as described as defined by Article 10 Section 4 of the Florida Constitution.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

Witness #1 Print Name

Witness #1 Address

Witness #2

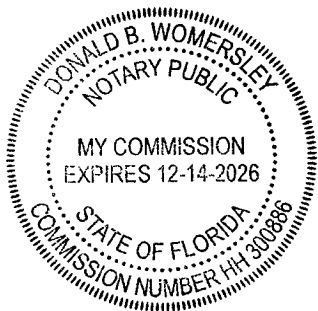
Witness #2 Print Name

Witness #2 Address

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 3rd of June, 2024 by Patricia Mayes, a married woman, who is personally known to me or who produced NY DL as identification.



Notary Public

Notary Print Name

My Commission Expires: 12-14-2026
(Notary Seal)

Tropic Groves Villas Condominium Association, Inc.



choice management inc

100 Vista Royale Blvd.
Vero Beach, FL 32962-3750
772-907-5096 ♦ Fax: 772-567-2551
JHartnett@archoice.com ♦ SRupert@archoice.com

CERTIFICATE OF APPROVAL

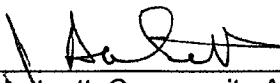
This is to Certify that Marc D. Marsico has / have been approved by the Board of Directors at **Tropic Groves Villas Condominium Association, Inc.**, as the Owner of the following described property in Indian River County, Florida.

The physical address being: 1166 6th Ave, Unit 3A, Vero Beach, FL 32960

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

Dated this 8th day of May, 2024.

Tropic Groves Villas Condominium Association, Inc.

By 
John Hartnett, Community Association Manager
On Behalf of the Board of Directors for
Tropic Groves Villas Condominium Association, Inc.

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 8th day of May, 2024, by John Hartnett on behalf of the association, who is personally known to me.


Notary Public, State of Florida at Large



PATTY PAULSELL
Commission # HH 300380
Expires September 14, 2026