

Prepared by and return to:

Lori Murphy
Premier Title Partners of Florida, LLC
3885 20th Street, Suite 202, Vero Beach, FL 32960
(772) 206-4601
File No PREMVB24-730W

Parcel Identification No 32392300003001000023.0

[Space Above This Line For Recording Date]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10 day of December, 2024 between **Cindy P. Capps and Freddie L. Capps, Jr., wife and husband, and Sean Piazza Capps, a married man**, whose post office address is **4 Hamilton Drive, Lexington, VA 24450**, of the County of Rockbridge, Commonwealth of Virginia, Grantors, to **Lisa Whitaker McKinney, Trustee of Lisa Whitaker McKinney Living Trust dated December 9, 2024 and any amendments thereto, and Steven Graham Prentis, an unmarried man, as joint tenants with right of survivorship**, whose post office address is **3915 Mockingbird Drive, Vero Beach, FL 32963**, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Unit J-23, Harmony Island, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 796, Page 338, and all amendments thereto, of the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kelly Ann Henry
WITNESS

Kelly Ann Henry
Printed Name of First Witness

Address:
3 Hamilton Dr
Lexington VA 24450

Julianna Caldwell Manspile
WITNESS

Julianna Caldwell Manspile
Printed Name of Second Witness

Address:
69 Cobblestone Lane
Glaxgow, VA 24555

Cindy P. Capps

Cindy P. Capps

Freddie L. Capps, Jr.

Freddie L. Capps, Jr.

Sean Piazza Capps

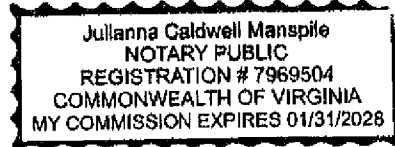
Sean Piazza Capps

^{JCM}
STATE OF ~~FLORIDA~~ ^{VIRGINIA}
COUNTY OF ~~INDIAN RIVER~~ ^{ROCKBRIDGE}
^{JCM}

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 10 day of December, 2024, by Cindy P. Capps, Freddie L. Capps Jr., Sean Piazza Capps and .

Julianna Caldwell Manspile

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification Produced: Drivers License

Harmony Island Condominium Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
Phone (772) 567-0808 or Fax (772) 567-2551
Info@archoice.com ~ Portal.archoice.com

CERTIFICATE OF APPROVAL

This is to certify that **Lisa Whitaker McKinney and Steven Graham Prentis** have been approved by the Board of Directors at **Harmony Island Condominium Association, Inc.** as the Purchaser of the following described property in Indian River County, Florida.

Harmony Island BLDG J UNIT 23 OR BK 796 PP 338, the physical address being: **5065 Harmony Circle, Unit #203, Vero Beach, FL 32967.**

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

Dated this 21st day of November, 2024.

Harmony Island Condominium Association, Inc.

By Melissa Mallory

Melissa Mallory, Community Association Manager
On Behalf of the Board of Directors for
Harmony Island Condominium Association, Inc.

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 21st day of November, 2024, by Melissa Mallory on behalf of the association, who is personally known to me.

Angela J. Theall
Notary Public, State of Florida at Large

My Commission expires: 1/8/27

