

Prepared by
Belinda Santiso, an employee of
First American Title Insurance Company
3055 Cardinal Drive, Ste 105
Vero Beach, Florida 32963
(772)231-5560

Return to: Grantee

File No.: 15914-2810723

WARRANTY DEED

THIS INDENTURE, executed on **December 20, 2024**, between

Timothy J. Hanlin, an unmarried man

whose mailing address is: 2800 Indian River Blvd. Unit T-8, Vero Beach, FL 32960,
hereinafter called the "grantor", and

Joshua Hammer, a married man

whose mailing address is: 129 Lincoln Rd, Medford, NY 11763,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River** County, **FL**, to-wit:

Unit 102-B of TREASURE COAST ISLES, A CONDOMINIUM according to the Declaration of Condominium thereof, recorded in Official Records Book 444, Page(s) 20, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: **33-40-06-00004-0002-00102.0**

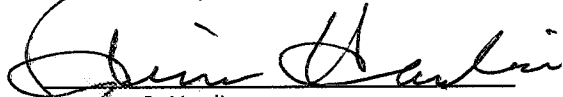
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Timothy J. Hanlin

Signed, sealed and delivered in our presence:


Witness Signature

Belinda Santiso
Print Name

Print Post Office Address: 3055 Cardinal Drive, Ste 105
Vero Beach, FL 32963


Witness Signature


Emily DeBraal
Print Name

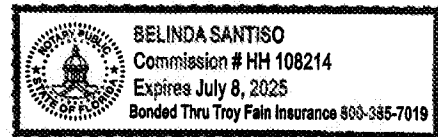
Print Post Office Address: 3055 Cardinal Drive, Ste 105
Vero Beach, FL 32963

State of **Florida**

County of **Indian River**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on **December 17, 2024**, by **Timothy J. Hanlin, an unmarried man**.


Notary Public
Belinda Santiso
(Printed Name)



My Commission expires: 7/8/2025

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

Treasure Coast Isles Condominium Association, Inc.
c/o Keystone Property Management Group
780 US Highway 1, Suite #300
Vero Beach, FL 32962

CERTIFICATE OF APPROVAL TO PURCHASE

BE IT HEREBY KNOWN that Treasure Coast Isles Condominium Association, Inc., a Florida non-profit corporation, does hereby approve the proposed purchase of 1830 Robalo Dr#102B in said Condominium to the proposed owner(s): Joshua Hammer and Rachel Hammer

IN WITNESS WHEREOF, Treasure Coast Isles Condominium Association, Inc. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 12 day of December, 2024.

TREASURE COAST ISLES CONDOMINIUM ASSOCIATION, INC.

By: [Signature]

Title: Property Manager on behalf of Board

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 12th day of December, 2024 by Summer DeSouza as Property Manager of Treasure Coast Isles Condominium Association, Inc., who is personally known to me or who provided _____ as identification.

[Signature]
Notary Public

Commission expires:

