

Prepared by and return to:

Jaylee Porcelli
Premier Title Partners of Florida, LLC
3885 20th Street, Suite 202, Vero Beach, FL 32960
(772) 206-4601
File No PREMVB24-712W

Parcel Identification No 32392300020000000202.0

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WARRANTY DEED

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

This indenture made the 3rd day of December, 2024 between Courtney Grace Mason and Laurel Denise Gaddy, Plenary Co-Guardians of Dolores C. Gaddy, whose post office address is 19 Saint Johns Place, Ormond Beach, FL 32176, of the County of Volusia, State of Florida, Grantor, to Catherine James Peponis, an unmarried woman, whose post office address is 1520 Oak Harbor Boulevard, 202, Vero Beach, FL 32967, of the County of Indian River, State of Florida, Grantee:

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

Unit 202, Mayfair House At Oak Harbor Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1381, Page 1027, 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Erica Trenholm

WITNESS

Erica Trenholm

Printed Name of First Witness

Address:

207 Laurel Point Ct.

DeLand, FL 32724

Amanda Dixon

WITNESS

Amanda Dixon

Printed Name of Second Witness

Address:

101 Pine Tree Dr

Ormond Beach FL 32174

Dolores C. Gaddy

By: Laurel Denise Gaddy
Laurel Denise Gaddy, Plenary Co-Guardian of
the Person and Properties of Dolores C. Gaddy

plenary Co-Guardian of
the Person and Properties
of Dolores C. Gaddy

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd
day of December, 2024, by Laurel Denise Gaddy, Plenary Co-Guardian of the Person and Properties of Dolores C. Gaddy.

Amanda Dixon Amanda Dixon

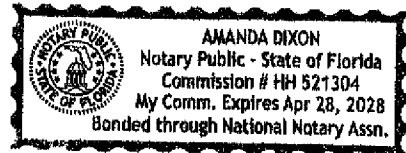
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____

Type of Identification

Produced: FL Driver License



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:

Dolores C. Gaddy

^{the}
of Person and Properties of Dolores C. Gaddy

By: Courtney Grace Mason, Plenary Co-Guardian
Courtney Grace Mason, Plenary Co-Guardian of
the Person and Properties of Dolores C. Gaddy

[Handwritten Signature]

WITNESS

Bonnie Kelak

Printed Name of First Witness

Address:

5444 Union Hill Rd
Centon, GA 30115

[Handwritten Signature]

WITNESS

Tracey Flowers

Printed Name of Second Witness

Address:

3210 Deer Run Circle
Alpharetta GA 30004

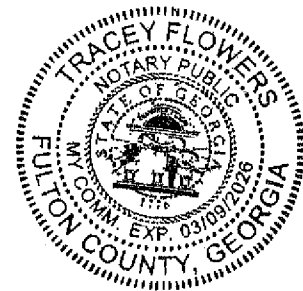
STATE OF GEORGIA
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of December, 2024, by Courtney Grace Mason, Courtney Grace Mason, Plenary Co-Guardian of the Person and Properties of Dolores C. Gaddy

[Handwritten Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary



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

Mayfair House at Oak Harbor Condominium Association, Inc.

c/o A.R. Choice Management, Inc.

100 Vista Royale Boulevard ~ Vero Beach, FL 32962

Phone (772) 907- 5082 ~ Fax (772) 567-2551

Melissa@ARChoice.com

Certificate of Approval

RE: Seller/Grantor Laurel Gaddy & Courtney Mason

Buyer/Grantee – Christine James Peponis

Property – 1520 Oak Harbor Boulevard Unit 202B

The Board of Directors of Mayfair House at Oak Harbor Condominium Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 26th day of November, 2024

Mayfair House at Oak Harbor
Condominium Association, Inc.

By Deanna Brown

Managing Agent

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 26th day of November, 2024 by Deanna Brown Who is personally known to me or has presented proof that he/she is Managing Agent of Mayfair House at Oak Harbor Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida

Nancy Boyle
My Commission expires. 8/13/27