

Prepared by and return to:
Gregg M. Casalino
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963
(772) 231-4343
File Number: 24-456.001

This Warranty Deed is being re-recorded to include the Certificate of Approval missing from that certain Warranty Deed recorded at Book 3759, page 310 of the Public Records of Indian River County, Florida.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of February, 2025 between Dominic D. Williams and Patricia A. Williams, Husband and Wife whose post office address is 1648 Jupiter Cove Dr APT 416-B, Jupiter, FL 33469, grantor, and Zachary Blaine Stroud and Emily Brooks Holloman, Husband and Wife whose post office address is 108 Beacon Hollow Place, Cary, NC 27519, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in Indian River County, Florida to-wit:

Villa 27-B of TROPIC VILLAS NORTH, a Fee Simple Townhouse being further described as follows:

Commence at the SE corner of Lot 9 of Vero Land Company subdivision as recorded in Plat Book 3, Page 19, Public Records of St. Lucie County, Florida. Said land now lying and being in Indian River County, Florida, run West along the South line of Lot 9 a distance of 65.51 feet; thence run North and perpendicular to the south line of Lot 9 a distance of 25.00 feet; thence run East and parallel to the south line of Lot 9 a distance of 38.67 feet; thence run North and perpendicular to the South line of Lot 9 a distance of 134.01 feet; thence run West and parallel to the South line of Lot 9 a distance of 32.67 feet to the point of beginning; from the point of beginning run North and perpendicular to the South line of Lot 9 a distance of 38.67 feet; thence run East and parallel to the South line of Lot 9 a distance of 32.67 feet; thence run South and perpendicular to the South line of Lot 9 a distance of 38.67 feet; thence run West and parallel to the South line of Lot 9 a distance of 32.67 feet to the point of beginning.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations, rights of way of record and limitations of record, if any.

Parcel Number: 33391200034027000002.0

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 12/31/2024.

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:

Richard Marquis
Witness
Printed Name: Richard Marquis
P.O. Address: 756 Beachland Blvd
Vero Beach, FL 32963

Dominic D. Williams
Dominic D. Williams

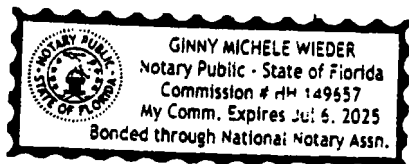
Ginny M. Wieder
Witness
Printed Name: Ginny M. Wieder
P.O. Address: 756 Beachland Blvd.
Vero Beach, FL 32963

Patricia A. Williams
Patricia A. Williams

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2025 by Dominic D. Williams and Patricia A. Williams who are personally known or have produced drivers' licenses as identification.

[Seal]



Ginny M. Wieder
Notary Public
Print Name: Ginny M. Wieder
My Commission Expires: July 6, 2025

Tropic Villas North Homeowners Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Boulevard
Vero Beach, FL 32962

Deanna@archoice.com ~ Nancy@archoice.com

Certificate of Approval

This is to certify that Zackary Stroud & Emily Holloman have been approved by Tropic Villas North HOA of Indian River County, Florida. 1170 6th Ave Unit 27B.

The Board of Directors of Tropic Villas North Homeowners 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 14th day of February 2025.

Tropic Villas North Homeowners Association, Inc.

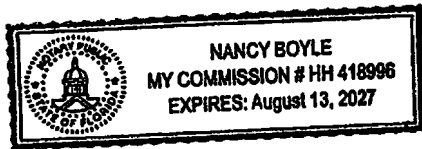


By Eric Jones, Secretary/Treasurer
Tropic Villas North Homeowners Association

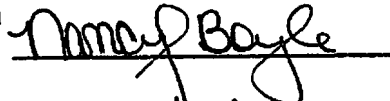
State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 14th day of February 20 25 by Eric Jones.

Who is personally known to me or has presented proof that he/she is Managing Agent of The Tropic Villas North Homeowners 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



My Commission expires: 8/13/27

