

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Michael H. Merino, Esq.**

PRIORITY TITLE, INC.

6741 Orange Drive

Davie, Florida 33314

Property Appraisers Parcel Identification (Folio) Numbers: **33-38-12-00006-0000-00153/0**

File No. 213-128

..... Space Above This Line For Recording Data .....

## ***WARRANTY DEED***

***THIS WARRANTY DEED***, made the 15<sup>TH</sup> day of June, 2015 by JULIAN G. SMYLE and ANDREA P. SMYLE, husband and wife, whose post office address is 11375 Nautica Court, Wellington, FL 33467 herein called the Grantors, to JUDITH M. JACOBUCCI, a single woman, whose post office address is 1766 8th Court, Vero Beach, FL 32962, hereinafter called the Grantee:

*(Wherever 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)*

**WITNESSETH:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 153, Pointe West Central Village Phase IV PD, a subdivision according to the plat thereof recorded at Plat Book 18, Page 46, in the Public Records of Indian River County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

**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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2014.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*

Witness #1 Signature

*Ann Marie Berardi*

Witness #1 Printed Name

*[Signature]*

Witness #2 Signature

*Kevin Duffey*

Witness #2 Printed Name

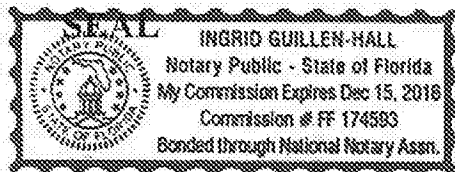
*[Signature]*  
JULIAN G. SMYLE

*[Signature]*  
ANDREA P. SMYLE

STATE OF FLORIDA

COUNTY OF PALM BEACH *Broward*

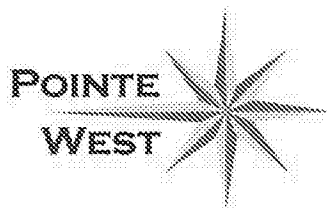
The foregoing instrument was acknowledged before me this *11<sup>th</sup>* day of June, 2015 by JULIAN G. SMYLE and ANDREA P. SMYLE who are personally known to me or have produced \_\_\_\_\_ as identification.



My Commission Expires:

*[Signature]*  
Notary Public

*Ingrid Guillen-Hall*  
Printed Notary Name



**POINTE WEST MASTER PROPERTY OWNERS' ASSOCIATION, INC.**

**CERTIFICATE OF APPROVAL**

KNOWN ALL MEN BY THESE PRESENTS, that POINTE WEST MASTER PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation, hereby approves the PURCHASE of the following described property by:  
Judith M. Jacobucci, to wit:

**Lot 153, Pointe West Central Village, Phase IV PD, according to the Plat thereof, recorded in Plat Book 18, pages 46-48, Public Records of Indian River County, Florida.**

IN WITNESS WHEREOF, POINTE WEST MASTER PROPERTY OWNERS' ASSOCIATION, INC. has caused this Certificate to be executed by its duly authorized officers this 27 day of May, 2015.

POINTE WEST MASTER PROPERTY OWNERS' ASSOCIATION, INC.

By: Steve Schnitzer, LCAM  
Property Manager

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before this 27<sup>th</sup> day of May, 2015, by the Property Manager respectively, of the above corporation, on behalf of the corporation. The corporate officer is personally known to me or has produced a driver's license as identification.

Notary Public

Print Name: Debra A. Snow  
Commission ID#: EE882394  
Commission Expires: May 22, 2017



DEBRA A. SNOW  
MY COMMISSION # EE 882394  
EXPIRES: May 22, 2017  
Bonded Thru Budget Notary Services