

Prepared by and return to:

**Ryan C Scarpa**  
**Attorney at Law**  
**Block & Scarpa**  
**1515 Indian River Boulevard A-220**  
**Vero Beach, FL 32960**  
**772-794-1918**  
File Number: **9228.0000000**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 20<sup>th</sup> day of August, 2019 between **Grant W. Dougherty** whose post office address is **700 22nd Place, Vero Beach, FL 32960**, grantor, and **Robert Yaccarino and Isabella Yaccarino, Husband and Wife** whose post office address is **4560 Bridgepointe Circle, Unit 144, Vero Beach, FL 32967**, 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, situate, lying and being in **Indian River County, Florida** to-wit:

**Lot 144, Bridgepointe Subdivision, according to the map or plat thereof as recorded in Plat Book 18, Page 94, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 32-39-23-00025-0000-00144/0**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

**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 **December 31, 2018**.

**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:

Carol L. Stone  
Witness Name: Carol L. Stone

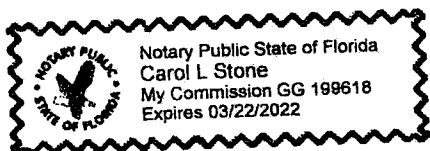
Sharon Prince  
Witness Name: Sharon Prince

Grant W. Dougherty (Seal)  
Grant W. Dougherty

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2019 by Grant W. Dougherty, who  is personally known or  has produced a driver's license as identification.

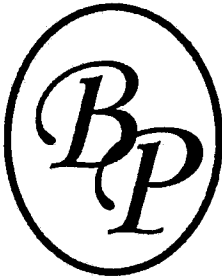
[Notary Seal]



Carol L. Stone  
Notary Public

Printed Name: Carol L Stone

My Commission Expires: March 22, 2022



# Bridgepointe Townhomes Homeowner Association, Inc.

c/o A.R. Choice Management, Inc.  
100 Vista Royale, Vero Beach, FL 32962 ~ Phone (772) 567-0808 ~ Fax (772) 567-2551  
Abe@ARChoice.com ~ Pam@ARChoice.com ~ Jackie@ARChoice.com

## Certificate of Approval

KNOW ALL MEN BY THESE PRESENT THAT Bridgepointe Townhomes Homeowners Association, Inc., a Florida not-for-profit corporation (hereinafter referred to as the "Association"), does hereby confirm to the transfer and conveyance of the following described dwelling unit by:

**Grant W. Dougherty to Isabella and Robert Yaccarino**

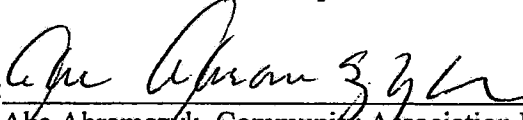
**Dwelling Address: 4560 Bridgepointe Way, #144, Vero Beach, FL 32967**

pursuant to the provisions of that certain Declaration of Covenants and Restrictions the Association, as recorded in Official Records of the Public Records of Indian River County. The Association does hereby confirm its approval of the said grantee(s).

In consideration of the foregoing the said grantee(s), does hereby assume, and agree to be bound by and to perform the term and conditions of the above described Declaration of Covenants and the By-Laws and Regulations of the Association.

IN WITNESS THEREOF the parties hereto have set their respective hands and seals this 20<sup>th</sup> day of August, 2019.

BRIDGEPOINTE TOWNHOMES HOMEOWNERS  
ASSOCIATION, INC., a not-for-profit Florida Corporation

Signed:   
Abe Abramczyk, Community Association Manager  
On Behalf of the Board of Directors

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2019 by Abe Abramczyk, a Community Association Manager of A.R. Choice Management, Inc. the management company for BRIDGEPOINTE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification.



By:   
NOTARY PUBLIC