


Prepared by: 
Donald B. Womersley
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: W2001023OR

General Warranty Deed

Made this February 28, 2020 A.D. By **Donna P. Dodderidge, a married woman, Individually and as Trustee of the Donna P. Dodderidge Trust dated February, 18, 2005, as amended, joined by her husband John Henry Dodderidge** whose address is: PO Box 643041, Vero Beach, Florida 32964, hereinafter called the grantor, to **Morris J. Turkelson and Mary Lou Turkelson, husband and wife**, whose post office address is: 4585 Bridgepointe Way #165, Vero Beach FL 32967, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 165, BRIDGEPOINTE SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 18, Pages 94 through 98, inclusive, of the Public Records of Indian River County, Florida.

Parcel ID Number: **32-39-23-00025-0000-00165/0**

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.

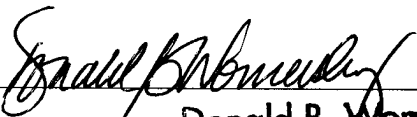
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

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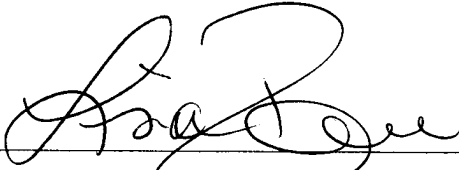
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



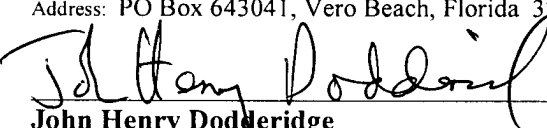
Witness Printed Name **Donald B. Womersley**



Witness Printed Name **LISA PRICE**



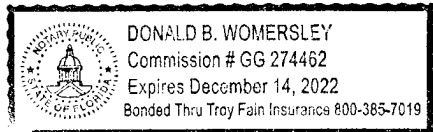
**Donna P. Dodderidge, Individually and as Trustee of
the Donna P. Dodderidge Trust dated February, 18,
2005, as amended**
Address: PO Box 643041, Vero Beach, Florida 32964

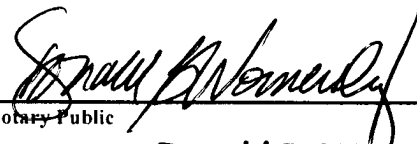


John Henry Dodderidge
Address: PO Box 643041, Vero Beach, Florida 32964

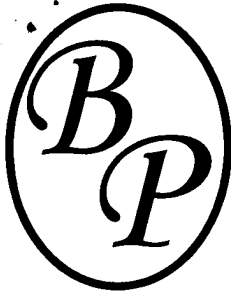
State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of February, 2020, by Donna P. Dodderidge, Individually and as Trustee of the Donna P. Dodderidge Trust dated February, 18, 2005, as amended, and John Henry Dodderidge, who are personally known to me or who has produced FL DLS as identification.





Notary Public
Print Name: **Donald B. Womersley**
My Commission Expires: 12-14-2022
(Notary Seal)



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:

Donna P. Dodderidge Trust to Morris J. and Mary Lou Turkelson

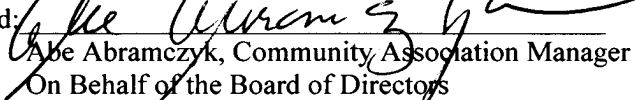
Dwelling Address: 4585 Bridgepointe Way, Unit 165, Vero Beach, FL 32967

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.

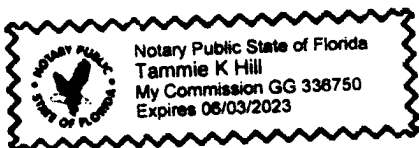
IN WITNESS THEREOF the parties hereto have set their respective hands and seals this 5th day of February, 2020.

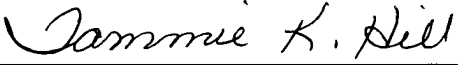
BRIDGEPOINTE TOWNHOMES HOMEOWNERS
ASSOCIATION, INC., a not-for-profit Florida Corporation

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 5th day of February, 2020 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
My Commission Expires: 6/3/23