

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

File Number: W2002003WFG

## General Warranty Deed

Made this March 24, 2020 A.D. By **Kaitlyn Fox, an unmarried woman**, whose address is: 975 Tulip Ln, Vero Beach, Florida 32963, hereinafter called the grantor, to **Victoria R. Roman, an unmarried woman**, whose post office address is: 510 N Tropic Ln 10A, Vero Beach FL 32960, 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:

VILLA 10-A OF TROPIC VILLAS SOUTH, A FEE SIMPLE TOWNHOUSE BEING FURTHER DESCRIBED AS FOLLOWS: BEING AT THE SOUTHEAST CORNER OF LOT 14, 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 NORTH ALONG THE EAST LINE OF THE AFORESAID LOT 14 AND 13 A DISTANCE OF 622.50 FEET TO A POINT WHICH LIES 35.00 FEET SOUTH OF NORTH LINE OF LOT 13 (ALSO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST); THENCE RUN SOUTH 89°56' WEST ALONG A LINE THAT LIES 35.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF AFORESAID LOT 13 (ALSO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST) A DISTANCE OF 888.24 FEET; THENCE RUN SOUTH AND PERPENDICULAR TO THE NORTH LINE OF LOT 13 A DISTANCE OF 63.67 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH AND PERPENDICULAR TO THE NORTH LINE OF LOT 13 A DISTANCE OF 38.67 FEET; THENCE RUN WEST AND PARALLEL TO THE NORTH LINE OF LOT 13 A DISTANCE OF 32.67 FEET; THENCE RUN SOUTH AND PERPENDICULAR TO THE NORTH LINE OF LOT 13 A DISTANCE OF 38.67 FEET; THENCE RUN EAST AND PARALLEL TO THE NORTH LINE OF LOT 13 A DISTANCE OF 32.67 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 33-39-12-00037-0100-00001/0

**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.

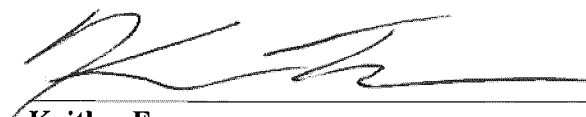
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

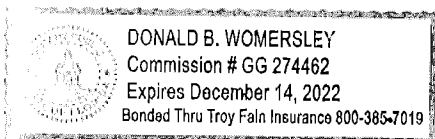
  
\_\_\_\_\_  
Witness Printed Name **Donald B. Womersley**


  
\_\_\_\_\_  
**Kaitlyn Fox**  
Address: 975 Tulip Ln, Vero Beach, Florida 32963

  
\_\_\_\_\_  
Witness Printed Name **Patricia A. Horn**

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of ✓ physical presence or      online notarization, this 23<sup>RD</sup> day of March, 2020, by Kaitlyn Fox, an unmarried woman, who is personally known to me or who has produced FL DL as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: **Donald B. Womersley**  
My Commission Expires: 12-14-2022

(Notary Seal)

**WAVERLY PLACE HOMEOWNERS ASSOCIATION, INC.**

% Vesta Property Services  
333 17<sup>th</sup> Street, Suite A, Vero Beach, FL 32960  
Phone: (772) 234-3005 / Fax (772) 539-9602

**CERTIFICATE OF APPROVAL**

This is to certify that \_\_\_\_\_ VICTORIA ROMAN \_\_\_\_\_ has/have been approved by the Board of Directors of Waverly Place Homeowners Association, Inc. as the Purchaser of the following described property in Vero Beach, Florida.

**510 N. TROPIC LANE, UNIT 10A, Vero Beach, FL 32960**

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

Dated this 13<sup>th</sup> day of February 2020

Waverly Place Homeowners Association, Inc.

By: [Signature]  
Board of Director  
WPHOA: President