

Prepared by and return to:

Toni Gatlin-Daddis  
Premier Title Partners of Florida, LLC  
1705 19th Place  
B-1  
Vero Beach, FL 32960  
(772) 299-5022  
File No PTP20-4192S

Parcel Identification No 33-39-28-00007-0000-00028.0

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of November, 2020 between John David Smith, Individually and as Trustee of The John David Smith Revocable Trust dated March 6, 2008, whose post office address is 6 Sea Horse Ln, Vero Beach, FL 32960, of the County of Indian River, State of Florida, Grantor, to Vanessa Marie Hormaza and Leandro L. Hormaza, Jr., wife and husband, whose post office address is 2082 Meadowood Boulevard, Twinsburg, OH 44087, of the County of Summit, State of Ohio, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 28, Diamond Lake Subdivision Phase One, according to the map or plat thereof, as recorded in Plat Book 17, Page 95, of the Public Records of Indian River County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

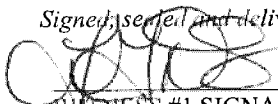

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

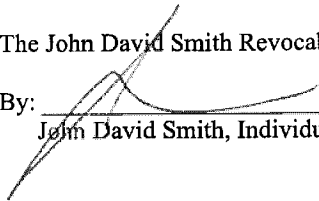
**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


  
WITNESS #1 SIGNATURE  
Toni Gatlin-Daddis  
WITNESS #1 PRINTED NAME  
  
WITNESS #2 SIGNATURE  
CHERYL MICHEL  
WITNESS #2 PRINTED NAME

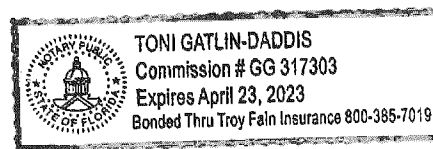
The John David Smith Revocable Trust dated March 6, 2008

By:  TEE  
John David Smith, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this  
2nd day of November, 2020, by John David Smith, Individually and as Trustee of The John David Smith Revocable  
Trust dated March 6, 2008.

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: XXX  
Type of Identification  
Produced: VALID DRIVER'S LICENSE

**Diamond Lake Homeowners Association of Vero Beach, Inc.**

c/o A.R. Choice Management, Inc.  
 100 Vista Royale Blvd. Vero Beach, FL 32962  
 Phone (772) 567-0808 ~ Fax (772) 567-2551  
 Jhartnett@archoice.com ~ Jessica@archoice.com

**Certificate of Approval**

This is to certify that **Vanessa & Leandro Hormaza** has/have been approved by the Diamond Lake Homeowners Association of Vero Beach Inc. as the Purchaser of the following property in Indian River County, Florida. **5180 Topaz Lane SW.**

The Board of Directors of Diamond Lake Homeowners Association of Vero Beach, 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 4<sup>th</sup> day of September, 2020

Diamond Lake Homeowners  
 Association of Vero Beach, Inc.

By John Hartnett  
 Community Association Manager

State of Florida  
 County of Indian River

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of September, 2020 by John Hartnett  
 Who is personally known to me or has presented proof that he/she is a representative of Diamond Lake Homeowners Association of Vero Beach, 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

Shelley Stang

My Commission expires: 12-7-22



**Shelley Stang**  
 COMMISSION # GG281285  
 EXPIRES: Dec. 7, 2022  
 Bonded Thru Aaron Notary