

Prepared by:
Gloria Guzman Thomas
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963
File Number: G2010032AN

COURTHOUSE BOX 49

General Warranty Deed

Made this November 30, 2020 A.D. By **Roberto C. Leon, a single man, Individually and as Trustee of the Roberto C. Leon 2013 Revocable Trust U/A/D January 16, 2013, as may be amended**, whose address is: 600 Flamevine Lane, Vero Beach, Florida 32963, hereinafter called the grantor, to **Jeffrey H. Smith and Pamela Milcos-Smith, husband and wife**, whose post office address is: 2621 Bonnie Lane, Huntingdon Valley, Pennsylvania 19006, 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:

Unit No. B-305, Building A&B, Racquet Club of Vero Beach, as per the Declaration of Condominium thereof, recorded in Official Records Book 503, Page 210, together with any amendments thereto, Public Records of Indian River County, Florida.

Together with the right to use Parking Space B 305 as limited common element per Declaration of Condominium.

Parcel ID Number: **32-40-32-00026-0002-00305/0**

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, 2020.

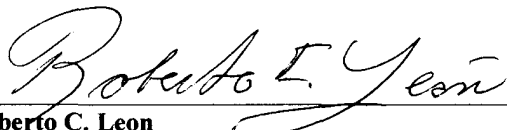
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Vero Beach, Florida 32963
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

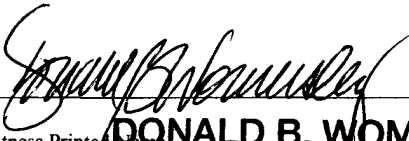
Signed, sealed and delivered in our presence:



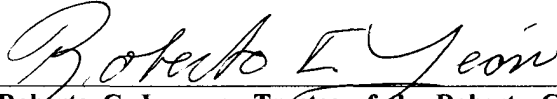
Witness Printed Name **PATRICIA A. HORN**



Roberto C. Leon
Address: 600 Flamevine Lane, Vero Beach, Florida 32963



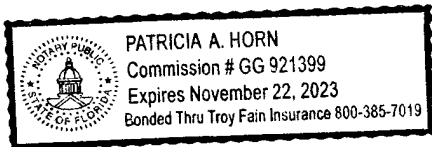
Witness Printed Name **DONALD B. WOMERSLEY**




Roberto C. Leon, as Trustee of the Roberto C. Leon 2013 Revocable Trust U/A/D January 16, 2013, as may be amended
Address: 600 Flamevine Lane, Vero Beach, Florida 32963

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 30th day of November, 2020, by Roberto C. Leon, Individually and as Trustee of the Roberto C. Leon 2013 Revocable Trust U/A/D January 16, 2013, as may be amended, who is personally known to me or who has produced _____ - as identification.





Notary Public
Print Name: **PATRICIA A. HORN**
My Commission Expires: _____
(Notary Seal)

Racquet Club of Vero Beach
Certificate of Approval

KNOW ALL MEN BY THESE PRESENTS, that THE RACQUET CLUB OF VERO BEACH CONDOMINIUM ASSOCIATION, INC., a Florida Corporation, hereby approves ownership of the following described property by:

Jeffrey Harold Smith and Pamela Milcos-Smith, Joint Tenants with right of survivorship

TO WIT: Dwelling Unit B305 The RACQUET CLUB OF VERO BEACH, BUILDING B, Condominium 305, a condominium in Vero Beach, Florida, according to the Declaration of Condominium recorded in O.R. Book 503, page 210, Public Records of Indian River County, Florida; together with the undivided interest in common elements declared in said Declaration of Condominium to be an appurtenance to the above described Dwelling Unit.

IN WITNESS WHEREOF, THE RACQUET CLUB OF VERO BEACH CONDOMINIUM ASSOCIATION, INC. has caused this certificate to be duly executed by its authorized officers this 28th day of Oct, 2020.

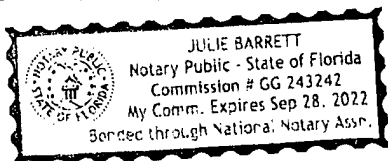
THE RACQUET CLUB OF VERO BEACH CONDOMINIUM ASSOCIATION, INC.

Attest: Kim Schulke

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization, this 28th day of October,
2020, by Kevin Schulke, the President for The Racquet
Club of Vero Beach Condominium Association, who is personally known to me or who has
produced _____ as identification.

[Notary Seal]



Julie Barrett
Notary Public
Printed: Julie Barrett
My Commission 9/28/22
Expires: _____