

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 PTP21-4637WFG

Parcel Identification No 33-39-21-00014-0000-00057.0 & 82736

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## WARRANTY DEED

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

This indenture made the 29<sup>th</sup> day of March, 2021 between Mary Jo Schwartz and Mark R. Schwartz, wife and husband, whose post office address is 4655 Stephanie Lane Southwest, Vero Beach, FL 32968, of the County of Indian River, State of Florida, Grantors, to Henry Samuel Bishop, IV and Caitlin Ciucevich Bishop, husband and wife, whose post office address is 2659 West Brookfield Way, Vero Beach, FL 32966, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 57, LEGEND LAKES, P.D. PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 3 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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

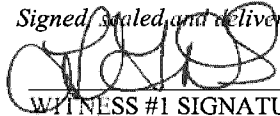
Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

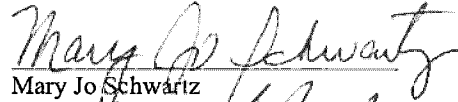
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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

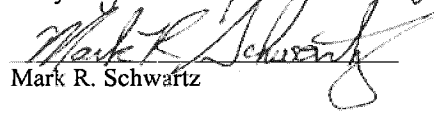
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
WITNESS #1 SIGNATURE

Toni Gatlin-Daddis  
WITNESS #1 PRINTED NAME

  
Mary Jo Schwartz

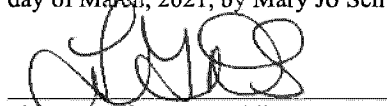
  
Mark R. Schwartz

  
WITNESS #2 SIGNATURE

Layla K. Coleman  
WITNESS #2 PRINTED NAME

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 29th day of March, 2021, by Mary Jo Schwartz and Mark R. Schwartz.

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



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

**Legend Lakes HOA, Inc.**  
C/o A.R. Choice Management  
100 Vista Royale Blvd, Vero Beach, FL 32962  
Phone: (772) 567-0808 Fax: (772) 567-2551  
Christine@ARChoice.com ~ Lcard@ARChoice.com

## Certificate of Approval

RE: Seller/Grantor – Mary Jo and Mark Schwartz

Buyer/Grantee – Henry and Caitlin Bishop

Property – 4655 Stephanie Lane. SW. Lot 57

The Board of Directors of Legend Lakes HOA, 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 18th day of March, 2021

By

Lisa Card  
Administrative Assistant

Legend Lakes HOA, Inc.

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 18th day of March, 2021 by Lisa Card, Administrative Assistant, Who is personally known to me or has presented proof that she is the Administrative Assistant of Legend Lakes HOA, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in her, on behalf of said corporation.

Notary public, State of Florida

Tammie K. Hill

My Commission expires: 6/3/23

