

Prepared by and return to:

Melissa L. Haywood  
Supreme Title Solutions, LLC  
2905 Ocean Drive  
Vero Beach, FL 32963  
(772) 231-5406  
File No 21-06-3288

Parcel Identification No 32-39-23-00006-0000-00031/0

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## WARRANTY DEED

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

This indenture made the 30th day of July, 2021 between **Ralph DeSevo, an unmarried widower**, whose post office address is **One Hartford Drive, #207, Tinton Falls, NJ 07701**, of the County of MonMouth, State of New Jersey, Grantor, to **Bruce W. Stone and Susan K. Stone, husband and wife**, whose post office address is **411 Walnut Street, #9261, Green Cove Springs, FL 32043**, of the County of Clay, State of Florida, 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 31, Grand Harbor- Plat Seven, St. David's Island, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 61 through 61A, 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** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Dana Cruz  
WITNESS #1

PRINT NAME: Dana Cruz

Ralph DeSevo  
Ralph DeSevo

Corri MacDonal d  
WITNESS #2

PRINT NAME: Corri MacDonal d

STATE OF New Jersey  
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 28<sup>th</sup> day of July, 2021, by Ralph DeSevo.

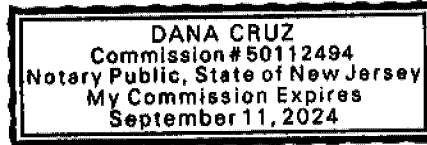
Dana Cruz  
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known:  OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: \_\_\_\_\_



St. David's Island Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.  
100 Vista Royale Blvd, Vero Beach, FL 32962  
Phone (772) 907-5083 or Fax (772) 567-2551  
Mitch@archoice.com ~ Joy@archoice.com

**CERTIFICATE OF APPROVAL**

This is to Certify that **Bruce W. Stone & Susan K. Stone**, has/have been approved by the Board of Directors at **St. David's Island Property Owners Association, Inc.** as the Purchaser of the following described property in Indian River County, Florida.

GRAND HARBOR-PLAT 7- ST DAVID'S ISLAND, Lot 31 PBI 13-61, the physical address being: **1464 St David's Lane, Vero Beach, Florida 32967**

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

Dated this 20<sup>th</sup> day of July, 2021.

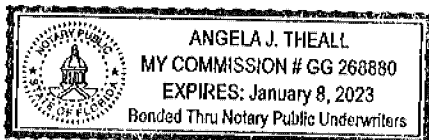
St. David's Island Property Owners Association, Inc.

By Mitch McEwen

Mitch McEwen, Community Association Manager  
On Behalf of the Board of Directors for St David's  
Island Property Owners Association, Inc.

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2021, by Mitch McEwen on behalf of the association, who is personally known to me.



Angela J. Theall  
Notary Public, State of Florida at Large  
My Commission expires: 1/8/23