

Prepared by and return to:

Katherine Stauch  
Treasure Coast Title & Settlement of Vero, LLC  
815 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 299-5022  
File No TC21-4000W

Parcel Identification No 33-39-26-00012-0000-00086.0

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## WARRANTY DEED

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

This indenture made the 20<sup>th</sup> day of December, 2021, between **John R. Dziurgot, a single man**, whose post office address is **1531 Orleans Quarters Drive, Brusly, LA 70719**, of the County of West Baton Rouge, State of Louisiana, Grantor, to **Hua Hao Lin, a married man**, whose post office address is **1217 25th Terrace Southwest, Vero Beach, FL 32968**, of the County of Indian River, State of Florida, Grantee:

**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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

**Lot 86, Majestic Oaks Subdivision, according to the map or plat thereof, as recorded in Plat Book 17, Pages 11 and 11A through 11D, 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 2022 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 Grantee 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:

Katherine Stauch  
WITNESS  
**Katherine Stauch**

John R. Dziurgot  
John R. Dziurgot

Printed Name of First Witness

Mary O. Miller  
WITNESS

Mary O. Miller  
Printed Name of Second Witness

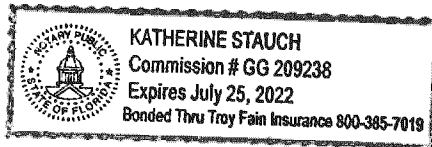
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization this 20<sup>th</sup> day of December, 2021, by John R. Dziurgot.

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

**Katherine Stauch**

Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: Valid Drivers License



# Majestic Oaks Homeowners Association, Inc.



choice management inc

100 Vista Royale Blvd.  
Vero Beach, FL 32962-3750  
772-907-5096 ♦ Fax: 772-567-2551  
JHartnett@archoice.com ♦ Kim@archoice.com

## CERTIFICATE OF APPROVAL

This is to Certify that Hua Hao Lin has / have been approved by the Board of Directors at **Majestic Oaks Homeowners Association**, as the Purchaser of the following described property in Indian River County, Florida.

The physical address being: **1217 25<sup>th</sup> Terrace SW., Vero Beach, FL 32968**

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

Dated this \_\_\_ day of December 2021.

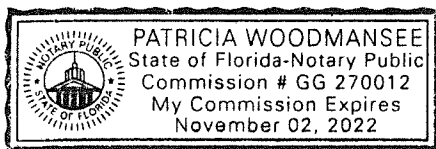
Majestic Oaks Homeowners Association

By John Hartnett

John Hartnett, Community Association Manager  
On Behalf of the Board of Directors for  
Majestic Oaks Homeowners Association

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December 2021, by John Hartnett on behalf of the association, who is personally known to me.



Patricia Woodmansee  
Notary Public, State of Florida at Large  
My Commission expires: 11/2/2022