

Prepared by and return to:

Katherine Stauch  
Premier Title Partners of Florida, LLC  
1705 19th Place  
B-1  
Vero Beach, FL 32960  
(772) 299-5022  
File No PTP22-5818W

Parcel Identification No 33-38-09-00002-0000-00332.0

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## WARRANTY DEED

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

This indenture made the 11<sup>th</sup> day of March, 2022, between **Brian Urso and Gretchen Urso, husband and wife**, whose post office address is **263 Canal Street, #2, Brattleboro, VT 05301**, of the County of Windham, State of Vermont, Grantors, to **Roger S. Racz, a single man**, whose post office address is **9926 East Villa Circle, Vero Beach, FL 32966**, of the County of Indian River, State of Florida, Grantee:

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 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 332, Verona Trace Subdivision and The Villas at Verona Trace, according to the Plat thereof, recorded in Plat Book 20, Page(s) 69-79, 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** Grantors hereby covenant with the Grantee 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:

Katherine Stauch  
WITNESS

**Katherine Stauch**

Printed Name of First Witness

Toni Gatlin-Daddis  
WITNESS

**Toni Gatlin-Daddis**

Printed Name of Second Witness

Brian Urso  
Brian Urso

Gretchen Urso  
Gretchen Urso

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 11<sup>th</sup> day of March, 2022, by Brian Urso and Gretchen Urso.

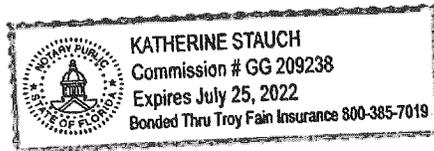
Katherine Stauch  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

**Katherine Stauch**

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

Type of Identification **Valid Drivers License**

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



Verona Trace Homeowner Association, Inc.  
CERTIFICATE OF APPROVAL TO PURCHASE

Roger S. Racz and Gaspar Racz is/are approved by Verona Trace Homeowners Association, Inc., a Florida Corporation Not-for-Profit, as Owner(s) of the following described property in Indian River County, Florida.

Address of: 9926 East Villa Circle of Verona Trace Homeowners Association, Inc., recorded in Official Records Book 20, Page 69, of the Public Records of Indian River County, Florida.

Dated this 9 day of February 2022  
By: Kathryn S. McKeon  
Title: Secretary

Verona Trace Homeowners Association, Inc.

STATE OF FLORIDA }  
COUNTY OF INDIAN RIVER }

THE FOREGOING INSTRUMENT was acknowledged before me this 9 day of February, of 2022 by Kathryn McKeon, who is the Secretary of said corporation and is well known to me or has produced identification in the form of \_\_\_\_\_ which was examined by me. He/she acknowledged executing the same freely and voluntarily under the authority vested in them by said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day of February, 2022.

[Signature]  
NOTARY PUBLIC, State of Florida at Large

