

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 PTP22-6141F

Parcel Identification No 33-38-12-00003-0000-00024/0

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## WARRANTY DEED

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

This indenture made the 26th day of April, 2022 between **Drew M. McEwen, a married man**, whose post office address is **2764 West Brookfield Way, Vero Beach, FL 32966**, of the County of Indian River, State of Florida, Grantor, to **James C. Small and Susan K. Small, husband and wife**, whose post office address is **1024 Georgiana Street, South Bend, IN 46617**, of the County of St. Joseph, State of Indiana, 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 24, The Polo Grounds at Pointe West, PD, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 27, 27A through 27C, inclusive, of the Public Records of Indian River County, Florida.

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2764 West Brookfield Way, Vero Beach, FL 32966.

**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:

Mike Harschild

WITNESS

PRINT NAME: MIKE Harschild

Drew M. McEwen

Drew M. McEwen

Kato Comer

WITNESS

PRINT NAME: Kato Comer

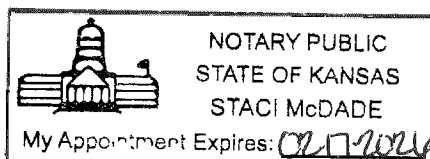
STATE OF ~~FLORIDA~~ Kansas  
COUNTY OF ~~INDIAN RIVER~~ Sedgwick

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 27 day of April, 2022, by Drew M. McEwen.

Staci McDeade

Signature of Notary Public

Print, Type/Stamp Name of Notary



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

Type of Identification

Produced: FLDL M250173602480

## Polo Grounds at Pointe West

c/o A.R. Choice Management, Inc.

100 Vista Royale Blvd., Vero Beach, Florida 32962

Phone (772) 492-6079 ~ Fax (772) 567-2551

[Karli@archoice.com](mailto:Karli@archoice.com) ~ [Nichole@archoice.com](mailto:Nichole@archoice.com)

### CERTIFICATE OF APPROVAL

This is to certify that James C. Small have been approved by Polo Grounds at Pointe West as the Purchasers of the following described property in Indian River County, Florida.

**Lot No. 24, The Polo Grounds, according to the map or plat thereof as recorded in Official Records Plat Book 16, Page 27, Public Records of Indian River County, Florida.**

The street address is 7623 S. Polo Grounds Lane, Vero Beach, Florida 32966.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

Dated this 28 day of April, 2022.

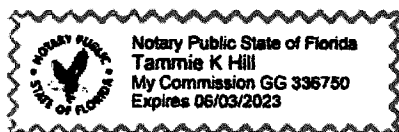
On Behalf of the Board of Directors

Polo Grounds at Pointe West POA Association, Inc.

By Melissa Mallory  
Melissa Mallory, Managing Agent

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this \_\_\_\_ day of April, 2022, by Melissa Mallory of the above-named condominium association, on behalf of the association, who is personally know to me.



Tammie K. Hill  
Notary Public, State of Florida at Large.  
My Commission expires: 6/3/23