

Prepared by and return to:

Kasey McBride
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963
(772) 231-5406
File No 24-06-2193

Parcel Identification No 32-39-24-00007-0000-00013/0

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **5th day of August, 2024** between **Mary Jo Pesce, a married woman**, whose post office address is **10 Great Oak Road, Saint James, NY 11780** and **Joseph P. Catapano, a single man**, whose post office address is **119 Rosalia Ct., Jupiter, FL 33478**, of the County of Palm Beach, State of Florida, Grantors, to **Craig A. Hovda and Cynthia M. Hovda, husband and wife**, whose post office address is **1737 Victoria Circle, Vero Beach, FL 32967**, 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 13, St. Andrews Island - Grand Harbor Plat 15, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 16, 16A through 16C, inclusive, of the Public Records of Indian River County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' 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. Grantors' residence and homestead address is: 10 Great Oak Road, Saint James, NY 11780.

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

Subject to taxes for 2024 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:

[Signature]
Mary Jo Pesce

[Signature]
WITNESS
PRINT NAME: Todd Campofranco

[Signature]
WITNESS
PRINT NAME: John Philip

7412 Church St 4D
Kings Park NY 11754

WITNESS 1 ADDRESS

67 Barry Drive
Westbury NY 11590
WITNESS 2 ADDRESS

STATE OF New York

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 31 day of July, 2024, by Mary Jo Pesce.

[Signature]

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

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: DWm lra

JOHN PHILIP
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PH6097182
Qualified in Nassau County
Commission Expires Aug. 18, 2027

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:

[Signature]
Joseph P. Catapano

[Signature]
WITNESS
PRINT NAME: Sara Filpatrick

[Signature]
WITNESS
PRINT NAME: Daniel J. Probst

224 East 23rd St.
Riviera Beach, FL 33404
WITNESS 1 ADDRESS

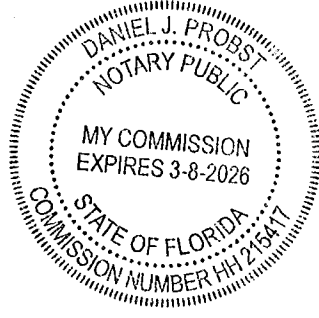
9145 SE Delafield St
Hobe Sound, FL 33455
WITNESS 2 ADDRESS

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 31st day of July, 2024, by Joseph P. Catapano.

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



Personally Known: X OR Produced Identification: _____
Type of Identification
Produced: FL Drivers licence - C315-495-64-128-0

St. Andrews Island Property Owners Assoc, Inc.

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

100 Vista Royale Blvd. ~ Vero Beach, Fl. 32962

Phone (772) 907-5087 ~ (772) 492-6078

info@archoice.com – [portal@archoice.com](http://portal.archoice.com)

CERTIFICATE OF APPROVAL

This is to certify that **Craig Hovda and Cynthia Hovda** has been approved by the St. Andrews Island Property Owners Association, Inc. at Grand Harbor. as the Purchaser of the following described property in Indian River County, Florida.

St. Andrews Island Property Owners Association, Inc. as filed in Indian River County, Florida the physical address being: 5215 St. Andrews Island Drive, Vero Beach, FL 32967

Such approval has been given pursuant to the provisions of the Declaration of such Homeowner's Association.

Dated this 9th day of July, 2024

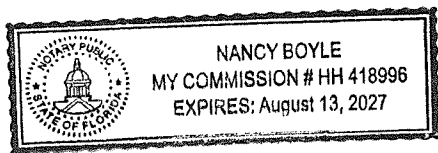
St. Andrews Island Property Owners Association, Inc. at Grand Harbor

By: Ricky Hester

Ricky Hester
Community Association Manager
On Behalf of the Board of Directors

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 9th day of July, 2024, by Ricky Hester as CAM of the above-named homeowners association, on behalf of the association, who is personally know to me.



Nancy Boyle
Notary Public, State of Florida at Large.