

Prepared by and return to:

Toni Gatlin-Daddis
Premier Title Partners of Florida, LLC
3885 20th Street, Suite 202, Vero Beach, FL 32960
(772) 206-4601
File No PREMVM24-594F

Parcel Identification No 33-39-05-00019-0000-00066/0

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 13th day of December, 2024 between Cecilia D. Hall and Fred A. Hall, wife and husband, whose post office address is 2 Pennwood Dr., Dover, DE 19901, of the County of , State of Delaware, Grantors, to Pota Plevritis, Kathi Saccullo, and Betsy Warren, Individually and as Trustees of the Pota Plevritis Living Trust dated July 30, 2002 and any amendments thereto, whose post office address is 5816 Segovia Place, 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 66, Segovia Lakes P.D. Replat, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 23 through 25, 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 2025 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.

*****The Grantee/Trustee is specifically conferred the power and authority either to protect, conserve and to sell, to lease, to mortgage, or to encumber, or otherwise to manage and dispose of the real property described herein in accordance with Section 689.073, F.S., and all other powers and authority granted per Florida Statute.*****

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]
WITNESS
Toni Gatlin-Daddis
Printed Name of First Witness
Address:
3885 20th St. Ste 202
VERO BEACH FL 32960

Cecilia D. Hall
Cecilia D. Hall
Fred A. Hall
Fred A. Hall

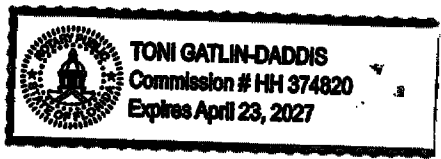
[Signature]
WITNESS
Kevin Howard
Printed Name of Second Witness
Address:
3715 20th St.
VERO BEACH, FL 32960

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 13th day of December, 2024, by Cecilia D. Hall and Fred A. Hall.

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

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: VAUO DL



**Segovia Lakes Property Owner's Association Inc.
c/o A.R. Choice Management, Inc.**

100 Vista Royale Blvd., Vero Beach, FL 32962
Phone (772) 567-0808 ~ Fax (772) 567-2551
info@archoice.com ~ portal@archoice.com

CERTIFICATE OF APPROVAL

RE: Lessor/Grantor – Cecillia D. Hall and Fred A. Hall


Lessee/Grantee – Pota Plevritis Living Trust

Property – 5816 Segovia Place, Vero Beach, FL. 32966

The Board of Directors of Segovia Lakes Property Owner's Association, Inc on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

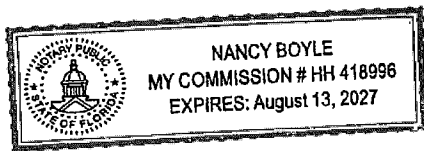
Dated this 12/2/24

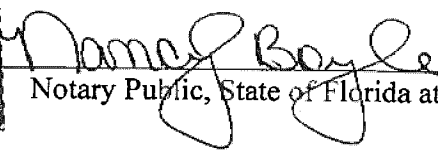
Segovia Lakes Property Owner's Association, Inc.

By 
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 12/2/24 by Ricky Hester, who is personally known to me of has presented proof that he/she is Managing Agent of Segovia Lakes Property Owner's Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.




Notary Public, State of Florida at Large.