

Prepared by
Cristina Aguila, an employee of
First American Title Insurance Company
3475 W Woolbright Road
Boynton Beach, Florida 33436
(561)767-3120

Return to: Grantee

File No.: 12672-2813050

WARRANTY DEED

THIS INDENTURE, executed on **January 30, 2025**, between

Patricia Adamo, a married woman , joined by spouse, Gesualdo Adamo

whose mailing address is: 1351 White Heron Drive, Vero Beach, FL 32963,
hereinafter called the "grantor", and

Shirley D. Walker, a single person

whose mailing address is: 7 Royal Palm Pointe, PHE, Vero Beach, FL 32960,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River** County, **FL**, to-wit:

Lot 12, Block B, HARBOR POINTE AT GRAND HARBOR GRAND HARBOR PLAT 18, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 93, 93A through 93C, inclusive, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **32-39-13-00007-0002-00012.0**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Patricia Adamo

Patricia Adamo

Gesualdo Adamo

Gesualdo Adamo

Signed, sealed and delivered in our presence:

Cheryl Carotenuti

Witness Signature

Jade Collins

Witness Signature

Cheryl Carotenuti

Print Name

Jade Collins

Print Name

Print Post Office Address:

1 First American Way, Santa Ana, CA 92707

Print Post Office Address:

4630 Magnolia cove dr apt 433 kingwood, Tx 77339

State of Arizona

County of Maricopa

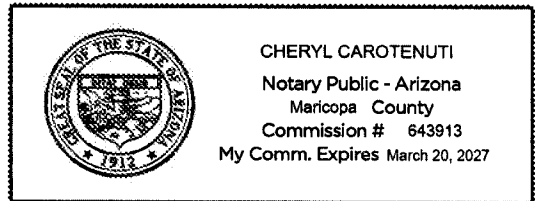
The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 01/27/2025, by **Patricia Adamo, a married woman , joined by spouse, Gesualdo Adamo.**

Cheryl Carotenuti

Notary Public

Cheryl Carotenuti

(Printed Name)



{Notarial Seal}

My Commission expires: 03/20/2027

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

Notarized remotely online using communication technology via Proof.

HARBOR POINTE AT GRAND HARBOR HOA, INC.

CERTIFICATE OF APPROVAL TO PURCHASE

In Reference to:

Unit Address 5510 East Harbor Village in THE HARBOR POINTE AT GRAND HARBOR, HOA ASSOCIATION, according to the Declaration of Covenants thereof, in Official Records Book , at Page , of the Public Records of Indian River County, Florida.

At the request of the owner of records of said unit, the undersigned officer of THE HARBOR POINTE AT GRAND HARBOR POA, INC. operating the above described association, hereby certifies:

That Shirley D. Walker as Purchaser, has been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Covenants, with the following contingencies:

Dated this 10 day of January, 2025.

HARBOR POINTE AT GRAND HARBOR POA, INC.

By: 
Director


STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that on this day before me, an officer duly authorize in the State and County aforesaid to take acknowledgements personally appeared Doug Germer, Director and Officer, acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in him/her by the corporation and that the seal affixed thereto is the true seal of said corporation.

WITNESS my hand and official seal this 10 day of January, 2025.



PAIGE MARIE DEVLING
Notary Public
State of Florida
Comm# HH355872
Expires 1/30/2027


NOTARY PUBLIC,
State of Florida at Large

My Commission Expires:

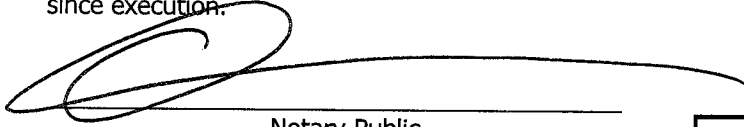
NOTARIAL CERTIFICATE TO PAPER OUT

Fla. Stat. § 117.05

State of Florida

County of INDIAN RIVER

On this January 27, 2025, I attest that the preceding or attached document is a true, exact, complete, and unaltered printout made by me of such record. I further attest that, at the time of printing, no security features, if any, present on the electronic record, indicated that the record had been altered since execution.



Notary Public

Cristina Aguila

(Printed Name)

My Commission expires: _____

