

Prepared by and return to:

Jaylee Porcelli  
Premier Title Partners of Florida, LLC  
3885 20th Street, Suite 202, Vero Beach, FL 32960  
(772) 206-4601  
File No PREMBT25-102W

Parcel Identification No 32392300025000000102.0

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## WARRANTY DEED

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

This indenture made the 1<sup>st</sup> day of April, 2025 between George Ashley Josey and Lori Lynn Josey, husband and wife, whose post office address is 2010 Bridgepointe Circle, Unit 102, Vero Beach, FL 32967, of the County of Indian River, State of Florida, Grantors, to Roberto C. Leon, Trustee of The Roberto C. Leon 2013 Revocable Trust, as amended and restated, dated January 27, 2025, whose post office address is 600 Flamevine Lane, Vero Beach, FL 32963, 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 102, Bridgepointe Subdivision, according to the Plat thereof, recorded in Plat Book 18, Page(s) 94, of the Public Records of Indian River County, Florida.**

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

**Full power** and authority is hereby conferred on the trustee to protect, to conserve, to sell, to lease, to encumber, or otherwise manage and dispose of the real property described herein.

**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.

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:

Jaylee M Porcelli  
WITNESS  
Jaylee Porcelli  
Printed Name of First Witness  
Address:  
815 Beachland Blvd  
Vero Beach FL 32963

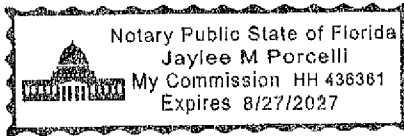
George Ashley Josey  
George Ashley Josey  
Lori Lynn Josey  
Lori Lynn Josey

Jason J. Pogany  
WITNESS  
Jason J. Pogany  
Printed Name of Second Witness  
Address:  
557 Dublin Ln  
Vero Beach, FL 32963

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 19 day of April, 2025 by George Ashley Josey and Lori Lynn Josey, who ( ) is/are personally known to me or who  has/have produced Valid Driver's License as identification.

Jaylee M Porcelli  
Signature of Notary Public  
Jaylee M Porcelli  
Print, Type/Stamp Name of Notary





# Bridgepointe Townhomes Homeowners Association, Inc.

c/o A.R. Choice Management, Inc.  
100 Vista Royale, Vero Beach, FL 32962 ~ Phone (772) 492-6074 ~ Fax (772) 567-2551  
Abe@ARChoice.com ~ Pam@ARChoice.com

## Certificate of Approval

**KNOW ALL MEN BY THESE PRESENT THAT Bridgepointe Townhomes Homeowners Association, Inc.**, a Florida not-for-profit corporation (hereinafter referred to as the "Association"), does hereby confirm to the transfer and conveyance of the following described dwelling unit by:

**The Roberto C. Leon 2013 Revocable Trust**

**Dwelling Address: 2000 Bridgepointe Circle, Unit 102, Vero Beach, FL 32967**

pursuant to the provisions of that certain Declaration of Covenants and Restrictions the Association, as recorded in Official Records of the Public Records of Indian River County. The Association does hereby confirm its approval of the said grantee(s) contingent upon the estoppel being paid in full at closing.

In consideration of the foregoing the said grantee(s), does hereby assume, and agree to be bound by and to perform the term and conditions of the above described Declaration of Covenants and the By-Laws and Regulations of the Association.

IN WITNESS THEREOF the parties hereto have set their respective hands and seals this **13<sup>th</sup> day of March, 2025**.

BRIDGEPOINTE TOWNHOMES HOMEOWNERS  
ASSOCIATION, INC., a not-for-profit Florida Corporation

Signed: *Abe Abramczyk*  
Abe Abramczyk, 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 **13<sup>th</sup> day of March, 2025** by Abe Abramczyk, a Community Association Manager of A.R. Choice Management, Inc. the management company for BRIDGEPOINTE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification.



By: *Nancy Boyle*  
NOTARY PUBLIC

My Commission Expires: 8/13/27