

\$170,000.00

**Prepared by and when recorded return to:**

Kolleen C. Bylciw, Esq.  
1702 Clydesdale Ave.  
Wellington, FL 33414

**Property Appraiser's Parcel Identification**

**No. 32-39-23-00003-0007-00014**

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

**This Indenture** made March 23, 2011, between, **Geraldine Kelly**, a married woman, whose post office address is 1709 Victoria Circle, Vero Beach, FL 32967 (hereinafter referred to as "Grantor"), and **Peter J. Serenita and Barbara Serenita**, husband and wife, whose post office address is 77 Wintercress Lane, East Northport, New York 11731 (hereinafter referred to as "Grantee").

**WITNESSETH** that said Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have **GRANTED, SOLD and CONVEYED**, to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County Florida**, to-wit:

**Condominium Unit No. G-14, of HARMONY ISLAND, A CONDOMINIUM, according to the Declaration of Condominium, recorded in Official Records Book 796, Page 338, and any amendments thereto, of the Public Records of Indian River County, Florida.**

**Street Address: 5025-104 Harmony Circle, Vero Beach, FL 32967**

**Subject to taxes for 2011 and subsequent years, and covenants, conditions, restrictions, easements, reservations and limitation of record, if any.**

And said Grantors do hereby fully warrant the title to said land, and will defend the same against 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.

Geraldine Kelly  
GERALDINE KELLY, Grantor

Signed and delivered in our presence

Kolleen Bylciw

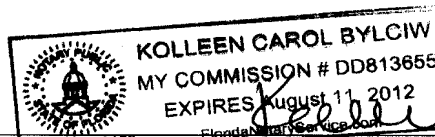
Witness Name: Kolleen Bylciw

Sally Baskin

Witness Name: Sally Baskin

THE STATE OF FLORIDA §  
COUNTY OF PALM BEACH §

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of March, 2011, by GERALDINE KELLY, Grantor, who is personally known to me.



Kolleen Bylciw  
Notary Public, State of Florida

Notary's printed name: Kolleen Bylciw