


**Return To:**  
David R. Thierman, Esq.  
551 New Road  
Somers Point, NJ 08244

**Prepared by:**  
  
David R. Thierman, Esq.  
551 New Road  
Somers Point, NJ 08244

**Parcel ID Number: 33-39-12-00003-0010-00019/0**

## **WARRANTY DEED**

**This Warranty Deed, Made this 20 day of May, 2013, A.D. Between**

**CAROL ANN WIDMAIER, as Power of Attorney for Walter F. Widmaier; and  
CAROL ANN WIDMAIER, as Power of Attorney for Cecilia A. Widmaier**

**whose address is: P.O. Box 88, Estell Manor**

**of the County of Atlantic, State of New Jersey, 08319 grantor, and**

**CAROL ANN WIDMAIER AND KURT WIDMAIER, as joint tenants with right of  
survivorship**

**whose address is: P.O. Box 88, Estell Manor**

**of the County of Atlantic, State of New Jersey, 08319 grantee.**

**WITNESSETH** that the GRANTOR, for and in consideration of the sum of **One (\$1.00) Dollar**, and other good and valuable consideration to GRANTOR in had paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and delivered to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River**, State of **Florida** to wit:

**Property Control Number: 33-39-12-00003-0010-00019/0  
LOT 19, BLOCK J, ROCK RIDGE SUBDIVISION, UNIT #3,  
According to the Plat thereof filed in the Office of the Clerk of  
Circuit Court of Indian River County, Florida, in Plat Book 4,  
At Page 64; and**

**The street address of which property is 1481 3<sup>rd</sup> Court, Vero Beach,  
Florida 32960-5805**

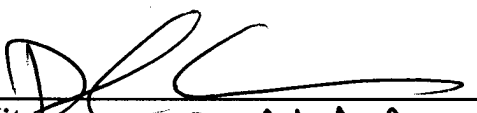
**Being the same property transferred to Walter F. Widmaier and Cecilia A.  
Widmaier, husband and wife, by Deed dated March 19<sup>th</sup>, 1988 and recorded  
with the Indian River Clerk of Court on March 21<sup>st</sup>, 1988 in OR 793, Page  
0941.**

**Promise by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's act". This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, the Grantors have hereunto set their hands and seals the day and year first named above written.

**Signed, sealed and delivered in our presence:**

  
Witness DAVID R. Thierman

  
Witness Angela M. Thierman

Carol Ann Widmaier, POA for  
Walter F. Widmaier

**Carol Ann Widmaier, Power of Attorney for Walter F. Widmaier**  
Address: P.O. Box 88

Estell Manor, NJ 08319  
Carol Ann Widmaier, POA for  
Cecilia A. Widmaier

**Carol Ann Widmaier, Power of Attorney for Cecilia A. Widmaier**  
Address: P.O. Box 88

Estell Manor, NJ 08319

STATE OF New Jersey  
COUNTY OF ATLANTIC

The foregoing instrument was acknowledged before me this 20 day of May 2013, by **Carol Ann Widmaier, Power of Attorney for Walter F. Widmaier and Power of Attorney for Cecilia A. Widmaier** who is personally known to me or who has produced her **driver's license** as identification.

Brittney A. Dutton  
NOTARY PUBLIC

BRITTNEY A. DUTTON  
NOTARY PUBLIC OF NJ  
COMM. EXP.: 6-30-14