

Prepared by:
Christy B. Owen
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: C1504023

General Warranty Deed

Made this May 13, 2015 A.D. By **Joseph Guidotti and Stephanie M. Guidotti, Individually AND as Trustees of The Joseph Guidotti Living Trust dated 12/1/2005 AND Stephanie M. Guidotti and Joseph Guidotti, as Trustees of The Stephanie M. Guidotti Living Trust dated 12/1/2005**, 14 Kensington Avenue, Thornwood, New York 10594, hereinafter called the grantor, to **Thomas P. Salsarulo and Rosemarie Salsarulo, husband and wife**, whose post office address is: 3167 Sussex Way, Vero Beach, Florida 32966, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot No, 81 Woodfield P.D., Phase 3, according to the Plat thereof as recorded in Book 20, at page 58, of the Public Records of Indian River County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **32393200018000000081.0**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2014.

Prepared by:
Christy B. Owen
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: C1504023

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Melinda McKee
Witness Printed Name Melinda McKee

Laurie Blakelod-Rodriguez
Witness Printed Name Laurie Blakelod-Rodriguez

Joseph Guidotti (Seal)
Joseph Guidotti, Individually
Address: 14 Kensington Avenue, Thornwood, New York 10594

Stephanie Guidotti (Seal)
Stephanie M. Guidotti, Individually
Address: 14 Kensington Avenue, Thornwood, New York 10594

Joseph Guidotti (Seal)
Joseph Guidotti, as Trustee of The Joseph Guidotti Living
Trust dated 12/1/2005
Address: 14 Kensington Avenue, Thornwood, New York 10594

Stephanie Guidotti (Seal)
Stephanie M. Guidotti, as Trustee of The Joseph Guidotti
Living Trust dated 12/1/2005
Address: 14 Kensington Avenue, Thornwood, New York 10594

Stephanie Guidotti (Seal)
Stephanie M. Guidotti, as Trustee of The Stephanie M.
Guidotti Living Trust dated 12/1/2005
Address: 14 Kensington Avenue, Thornwood, New York 10594

Joseph Guidotti (Seal)
Joseph Guidotti, as Trustee of The Stephanie M. Guidotti
Living Trust dated 12/1/2005
Address: 14 Kensington Avenue, Thornwood, New York 10594

Prepared by:
Christy B. Owen
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: C1504023

The foregoing instrument was acknowledged before me this 12 day of May, 2015, by Joseph Guidotti and Stephanie M. Guidotti, Individually AND as Trustees of The Joseph Guidotti Living Trust dated 12/1/2005 AND Stephanie M. Guidotti and Joseph Guidotti, as Trustees of The Stephanie M. Guidotti Living Trust dated 12/1/2005, who are personally known to me or who has produced Valid Driver Licenses as identification.



Notary Public
Print Name: _____



My Commission Expires: _____

Woodfield Homeowner's Association, Inc.

CERTIFICATE OF APPROVAL

Thomas and Rosemarie Salsarulo

are approved by Woodfield Homeowner's Association, Inc., a Florida Corporation Not-for-Profit, as Purchaser of the following described property in Indian River County, Florida.

Lot # 81 PBI 20-68 3167 Sussex Way of WOODFIELD HOMEOWNERS ASSOCIATION, INC., recorded in the Official Records Book 2004 Page 2362, of the Public Records of Indian River County, Florida.

Dated this 22 day of APRIL, 2015.

By:

Woodfield Homeowners Association, Inc.

Niel Jensen
PRESIDENT *NIEL JENSEN CHAIR IN BDR RESERVES.*

Stephen Shumsky
SECRETARY

STATE OF FLORIDA >
COUNTY OF INDIAN RIVER >

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of April, 2015 by Niel Jensen and Stephen Shumsky, who are the President and Secretary of said corporation and are well known to me or have produced identification in the form of _____ which was examined by me, and who (did) (did not) take an oath. They acknowledged executing the same freely and voluntarily under authority vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of April, 2015.

Julie Barrett
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

