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Prepared by:  
Patricia A. Horn  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32966  
**COURT HOUSE BOX 49**

File Number: H1504043OR

## General Warranty Deed

Made this June 5, 2015 A.D. By **Paul J. Buchholtz and Molly P. Buchholtz, husband and wife**, hereinafter collectively called the grantor, to **Gary J. Parkes and Diane P. Ryan, husband and wife**, whose post office address is: 6335 Oxford Circle, Unit 104D, Vero Beach, Florida 32966, hereinafter collectively 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 4D, WOODFIELD P.D., PHASE 4, according to the plat thereof recorded at Plat Book 20, Pages 61 through 63, inclusive, in the Public Records of Indian River County, Florida.

Parcel ID Number: **32393200019000000004.4**

**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.

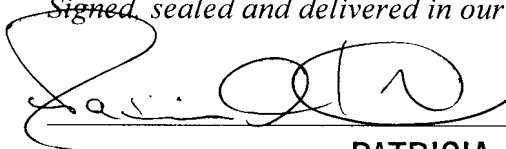
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

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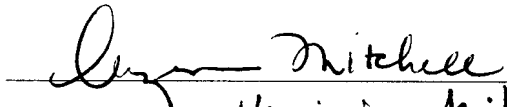
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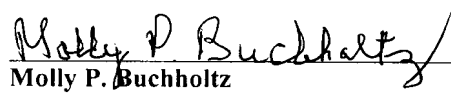
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name PATRICIA A. HORN

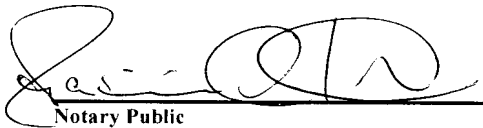
  
\_\_\_\_\_  
Paul J. Buchholtz (Seal)  
Address:

  
\_\_\_\_\_  
Witness Printed Name Virginia Mitchell

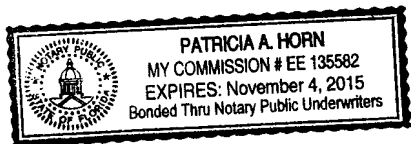
  
\_\_\_\_\_  
Molly P. Buchholtz (Seal)  
Address:

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 5th day of June, 2015, by Paul J. Buchholtz and Molly P. Buchholtz, husband and wife, who are personally known to me or who produced Valid Drivers License(s) as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Woodfield Homeowner's Association, Inc.**

**CERTIFICATE OF APPROVAL**

**Gary J. Parkes and Diane P. Ryan**

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 #4D: PBI 20-61, 6335 Oxford Circle Unit 104 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 4 day of JUNE, 2015.

By:

Woodfield Homeowners Association, Inc.

John Hamerski  
PRESIDENT  
Stephen Shumsky  
SECRETARY

STATE OF FLORIDA >  
COUNTY OF INDIAN RIVER >

THE FOREGOING INSTRUMENT was acknowledged before me this 4<sup>th</sup> day of June, 2015 by John Hamerski 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 4<sup>th</sup> day of June, 2015.

Julie Barrett  
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

