

**Prepared By and Return To:**

Supreme Title Solutions, LLC  
2905 Ocean Drive  
Vero Beach, FL 32963

**File No.** 16-07-1277

**Property Appraiser's Parcel I.D. (folio) Number(s)**

32393200016000000238.0

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**WARRANTY DEED**

THIS WARRANTY DEED dated August 2 2016, by Russel N. Sands, an unmarried man, by attorney in fact Roger Nelson Sands, whose post office address is 1700 Waterford Drive, Vero Beach, FL 32966, hereinafter called the grantor, to Mary Margaret De Freitas, a single woman, whose post office address is 6229 Thames Place, Vero Beach, FL 32966, hereinafter called the grantee:

(Wherever used herein the terms "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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Indian River County, Florida, to wit:

Lot 238, Woodfield P.D., Phase 1, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 50 through 55, inclusive, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2015.

**WARRANTY DEED**

(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Robyn E Swonger  
(Witness Signature)

Robyn E Swonger

Rachel Goldsby

(Witness Signature)

RACHEL GOLDSBY

Russel N. Sands by attorney in fact  
Russel N. Sands by attorney in fact

Roger Nelson Sands  
Roger Nelson Sands

1700 Waterford Dr Ao

(Address)

Vero Beach, FL 32966

(Address)

STATE OF Florida

COUNTY OF Indian River

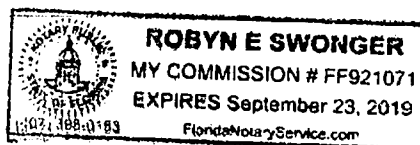
I, Robyn E Swonger, a Notary Public of the County and State first above written, do hereby certify that Roger Nelson Sands personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2 day of August 2016 .

Robyn E Swonger  
Notary Public

My Commission Expires:

(SEAL)



# Woodfield Property Owner's Association, Inc.

## CERTIFICATE OF APPROVAL

Mary Margaret de Freitas

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 # 238, 6229 Thames Place 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 01 day of July, 2011.

By:

Woodfield Homeowners Association, Inc.

James B. Buzub  
PRESIDENT  
D. R. [Signature]  
SECRETARY

STATE OF FLORIDA >  
COUNTY OF INDIAN RIVER >

THE FOREGOING INSTRUMENT was acknowledged before me this 01 day of July, 2011 by James B. Buzub and D. R. [Signature], 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 01 day of July, 2011.



Skyla Rush  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: 07/05/2019