

Prepared by and return to:  
Jennifer D. Peshke, Esq.

Law Offices of Jennifer D. Peshke, P.A.  
4727 Hwy A1A  
Vero Beach, FL 32963  
772-231-1233  
File Number: 01757  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 27th day of **March, 2020** between **Teresa M. Fieler, a single woman, individually and as Trustee(s) of the Shirley E. Fieler Trust dated January 31, 2017** whose post office address is **1650 20th Avenue SW, Vero Beach, FL 32962**, grantor, and **Paul B. Orben and Julie Orben, husband and wife** whose post office address is **1650 20th Avenue SW, Vero Beach, FL 32962**, grantee:

(Whenever 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, trusts and trustees)

**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 said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

**Lot 7, Block B, OSLO PARK, UNIT NO 4, according to the Plat thereof, as recorded in Plat Book 4, Page 25, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 33-39-26-00008-0002-00007/0**

**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, 2019**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Victoria Ann Persaud  
 Witness Name: Victoria Ann Persaud  
Angela Conti  
 Witness Name: Angela Conti

Teresa M. Fieler  
 Teresa M. Fieler, individually and as Trustee  
 of the Shirley E. Fieler Trust dated January 31, 2017

State of Florida  
 County of Indian River

The foregoing instrument was sworn to and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of March, 2020 by **Teresa M. Fieler, individually and as Trustee of the Shirley E. Fieler Trust dated January 31, 2017** who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Victoria Ann Persaud  
 Notary Public

Printed Name: Victoria Ann Persaud

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



VICTORIA ANN PERSAUD  
 MY COMMISSION # GG 016840  
 EXPIRES: August 16, 2020  
 Bonded Thru Budget Notary Services