

COURTHOUSE BOX 49

Rec Fee: \$35.50
Doc Stamps: \$2,800.00

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

File Number: W2108033OR

General Warranty Deed

Made this September 27, 2021 A.D. By **Joseph F. Nekola and Viola M. Nekola, husband and wife, both Individually and as Trustee of the Joint Revocable Trust of Joseph F. Nekola and Viola M. Nekola dated April 15, 2019**, whose address is: 1004 Station Way, Huntington Station, New York 11746, hereinafter called the grantor, to **Albert J. Rosario and Catherine A. Rosario, as Trustees of The Albert J. and Catherine A. Rosario Trust dated November 8, 2016**, Grantee is specifically conferred all power and authority described in Section 689.073, Florida Statutes, including but not limited to, the powers to protect, conserve and sell, lease, encumber or otherwise manage and dispose of the real property herein conveyed, whose post office address is: 12745 Paradise Drive, Dewitt, Michigan 48820, 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 283, WOODFIELD P.D., PHASE 1, a subdivision according to the plat thereof recorded in Plat Book 20, Pages 50 through 55, inclusive, of the Public Records of Indian River County, Florida.

Parcel ID Number: 32-39-32-00016-0000-00283/0

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, 2020.


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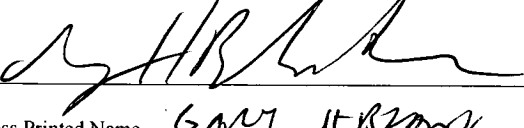
File Number: W2108033OR

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

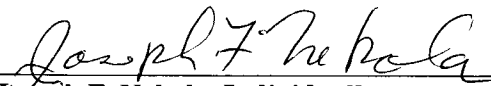
Signed, sealed and delivered in our presence:



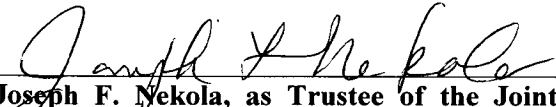
Witness Printed Name **Donald B. Womersley**



Witness Printed Name **GARY H. BROWN**



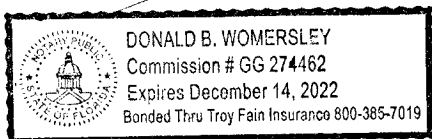
Joseph F. Nekola, Individually
Address: 1004 Station Way, Huntington Station, New York 11746




Joseph F. Nekola, as Trustee of the Joint Revocable Trust of Joseph F. Nekola and Viola M. Nekola dated April 15, 2019
Address: 1004 Station Way, Huntington Station, New York 11746

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 20th day of September, 2021, by Joseph F. Nekola, Individually and as Trustee of the Joint Revocable Trust of Joseph F. Nekola and Viola M. Nekola dated April 15, 2019, who is personally known to me or who has produced DL as identification.





Notary Public
Print Name: **Donald B. Womersley**
My Commission Expires: 12-14-2022
(Notary Seal)


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Doc Stamps: \$2,800.00

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Donald B. Womersley
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

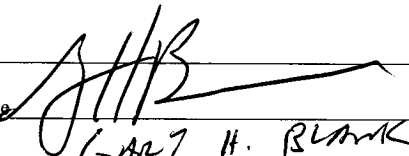
File Number: W2108033OR

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

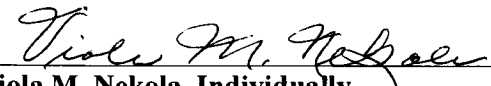
Signed, sealed and delivered in our presence:



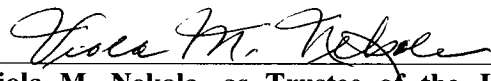
Witness Printed Name **Donald B. Womersley**



Witness Printed Name **GARY H. BLANK**



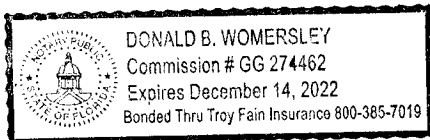
Viola M. Nekola, Individually
Address: 1004 Station Way, Huntington Station, New York 11746




Viola M. Nekola, as Trustee of the Joint Revocable Trust of Joseph F. Nekola and Viola M. Nekola dated April 15, 2019
Address: 1004 Station Way, Huntington Station, New York 11746

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 20th day of September, 2021, by Viola M. Nekola, Individually and as Trustee of the Joint Revocable Trust of Joseph F. Nekola and Viola M. Nekola dated April 15, 2019, who is personally known to me or who has produced FL DL as identification.





Notary Public
Print Name: **Donald B. Womersley**
My Commission Expires: 12-14-2022
(Notary Seal)

Certificate of Approval

Woodfield Property Owner's Association, Inc.
2755 Woodfield Blvd, Vero Beach FL 32966

Albert Rosario and Cathy Rosario, Trustees

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

6251 Coverty Ct, VERO BEACH, FL 32966 of WOODFIELD PROPERTY OWNER'S ASSOCIATION, INC., recorded in the Official Records Plat Book 20 Page 20-50, of the Public Records of Indian River County, Florida.

Dated this 1 day of September

By:

Woodfield Property Owner's Association, Inc.

PRESIDENT

Susan Ackerman

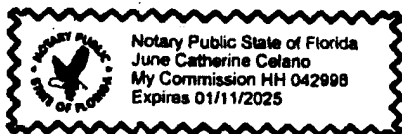
VICE PRESIDENT

STATE OF FLORIDA >

COUNTY OF INDIAN RIVER >

THE FOREGOING INSTRUMENT was acknowledged before me this 1 day of September, 2021 by Gary Staggs, who are the said President and Vice President, Sue Ackerman of said corporation and are well known to me or has 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 1 day of September, 2021.



June Catherine Celano

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 1/11/2025