

Rec Fee: \$27.00
Doc Stamps: \$3,388.00

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

COURTHOUSE BOX 49
File Number: W2206042WFG

General Warranty Deed

Made this August 5, 2022 A.D. By **James Tornabene, an unmarried widower, Individually and as Trustee of the James Tornabene and Nancy A. Tornabene Revocable Living Trust Dated 10-19-2011**, whose address is: 720 Canopy Oaks Ct, Winter Garden, Florida 34787, hereinafter called the grantor, to **Patricia A. Herren, as Trustee of the Herren Family Trust U/T/A August 27, 1992, as amended**, 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: 6238 Thames Place, Vero Beach FL 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 194, WOODFIELD P.D., PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 50 THROUGH 55, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Parcel ID Number: **32-39-32-00016-0000-00194/0**

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, 2021.

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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:

John A. Pironi
Witness Printed Name John A. Pironi

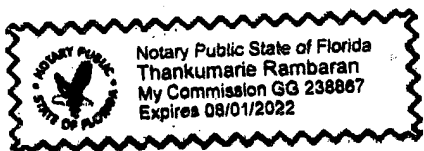
James Tornabene
James Tornabene, Individually
Address: 720 Canopy Oaks Ct, Winter Garden, Florida 34787

Thankumarie Rambaran
Witness Printed Name Thankumarie Rambaran

James Tornabene TRUSTEE
James Tornabene, as Trustee of the James Tornabene and Nancy A. Tornabene Revocable Living Trust Dated 10-19-2011
Address: 720 Canopy Oaks Ct, Winter Garden, Florida 34787

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 26th day of July, 2022, by James Tornabene, Individually and as Trustee of the James Tornabene and Nancy A. Tornabene Revocable Living Trust Dated 10-19-2011, who is personally known to me or who has produced FLDL as identification.



Thankumarie Rambaran
Notary Public Thankumarie Rambaran
Print Name: Thankumarie Rambaran
My Commission Expires: 8-1-22
(Notary Seal)

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

Patricia A. Herren, as Trustee of the Herren Family Trust U/T/A dated August 27, 1992
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,

6238 Thames Pl, 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 19 day of July 2022

By:

Woodfield Property Owner's Association, Inc.

[Signature]

PRESIDENT

[Signature]

VICE PRESIDENT

STATE OF FLORIDA >

COUNTY OF INDIAN RIVER >

THE FOREGOING INSTRUMENT was acknowledged before me this 19 day of July, 2022 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 19 day of July, 2022

[Signature]

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: 1/11/2025

