

COURTHOUSE BOX 49

Rec Fee: \$27.00
Doc Stamps: \$3,640.00

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

File Number: W2405006OR

General Warranty Deed

Made this 28th day of June, 2024 A.D. By **Bruce E. Borroughs and Elizabeth Borroughs, husband and wife**, whose address is: 44 Cardinal Lane, Ballston Spa, New York 12020, hereinafter collectively called the grantor, to **Patrick J. Moynihan and Christina L. Moynihan, husband and wife**, whose post office address is: 4213 Abington Woods Circle, Vero Beach FL 32967, 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 28, ABINGTON WOODS PD, a subdivision according to the plat thereof recorded in Plat Book 17, Pages 99, 100 and 101, of the Public Records of Indian River County, Florida.

Parcel ID Number: **32-39-29-00011-0000-00028/0**

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.

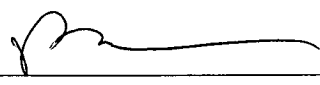
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

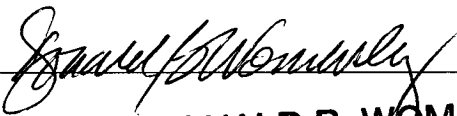
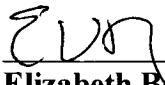
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

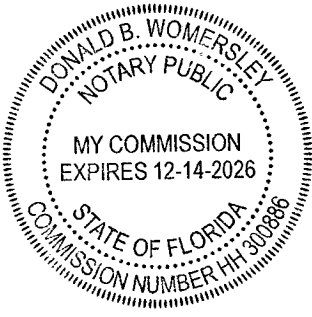
Witness #1 Cheryl P Goff 
Witness #1 Print Name Cheryl P Goff **Bruce E. Borroughs**
Address: 44 Cardinal Lane, Ballston Spa, New York 12020

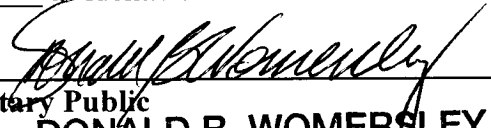
Witness #1 Address RE/MAX Crown Realty
501 20th Pl V Beach FL
32963
Witness #2  
Witness #2 Print Name **DONALD B. WOMERSLEY** **Elizabeth Borroughs**
Address: 44 Cardinal Lane, Ballston Spa, New York 12020

Witness #2 Address 3501 OCEAN DR
VERO BEACH, FL 32963

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 25th of June, 2024 by Bruce E. Borroughs and Elizabeth Borroughs, husband and wife, who are personally known to me or who produced FL DLs as identification.




Notary Public
DONALD B. WOMERSLEY
Notary Print Name

My Commission Expires: 12-14-2026
(Notary Seal)

ABINGTON WOODS PROPERTY OWNER'S ASSOCIATION, INC.

% Vesta Property Services
1860 82nd Ave., Vero Beach, FL 32966
Phone: (772) 234-3005

CERTIFICATE OF APPROVAL

SM 6/5/24

This is to certify that Christina & Patrick Moynihan has/have been approved by the Board of Directors of Abington Woods Property Owner's Association, Inc. as the Purchaser of the following described property in Vero Beach, Florida.

4213 Abington Woods Circle, Vero Beach, FL 32967

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

Dated this 24 day of MAY 2024

Abington Woods Property Owner's Association, Inc.

By: Alfred D'Urso, President
Board of Director