

Prepared by and return to:
Jordan Lulich, Esq.
Lulich & Attorneys, P.A.
1069 Main Street, Sebastian, FL 32958
(772) 589-5500
File Number: 2024-172

Warranty Deed

This Warranty Deed made this 26th day of June, 2024 between Nicholas Abbonizio, Jr. and Stephanie A. Abbonizio, husband and wife, whose post office address is 444 Candlewood Road, Broomall, PA 19008, (henceforth referred to as "Grantor") and Thomas C. Sarnoski and Donna M. Sarnoski, husband and wife, whose post office address is 5114 Kipper Way, Vero Beach, Florida 32967, (henceforth referred to as "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 24L, LAKES AT WATERWAY VILLAGE PD - PLAT 2A-1, according to the Plat thereof, as recorded in Plat Book 28, Page 23, Public Records of Indian River County, Florida.

PCN: 32392100012000000024.0

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.

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

[SIGNATURE PAGE(S) TO FOLLOW]

Signed, sealed and delivered in our presence:

Kristen Abbonizio
 Witness
 Printed Name: KRISTEN ABBONIZIO
 PO Address: 2406 N GREENHILL ROAD
BROOMALL PA 19008

Nicholas Abbonizio, Jr.
 Nicholas Abbonizio, Jr.

Tina Phillips
 Witness
 Printed Name: Tina Phillips
 PO Address: 629 Parkview Ave
Langhorne PA 19047

Kristen Abbonizio
 Witness
 Printed Name: KRISTEN ABBONIZIO
 PO Address: 2406 N GREENHILL ROAD
BROOMALL PA 19008

Stephanie A. Abbonizio
 Stephanie A. Abbonizio

Tina Phillips
 Witness
 Printed Name: Tina Phillips
 PO Address: 629 Parkview Ave
Langhorne PA 19047

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
 () online notarization this 26 day of JUNE, 2024, by Nicholas Abbonizio, Jr. and
 Stephanie A. Abbonizio.

Albert E Phillips Jr
 Signature of Notary Public
 Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal
 ALBERT E PHILLIPS JR - Notary Public
 Montgomery County
 My Commission Expires October 12, 2026
 Commission Number 1129007

Personally Known: ☒ OR Produced Identification: _____
 Type of Identification _____
 Produced: _____