

This Instrument Prepared by and Return to:

Lisa M. Berryman

Patch Reef Title Company, Inc.

3775 20th Street

Vero Beach, FL 32960

Our File No.: 524066

Property Appraisers Parcel Identification (Folio) Number: 32392900011000000015.0

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## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 26<sup>th</sup> day of July, 2024 by Garrett M. Schiefer and Cynthia L. Schiefer, husband and wife, Individually and as Co-Trustees of The Garrett M. Schiefer and Cynthia L. Schiefer Intervivos Trust dated December 21, 1999, whose post office address is 37 Plantation Drive #206, Vero Beach, FL 32966 herein called the Grantor, to Nancy Beth Zambarano and David Charles Reitmeyer, wife and husband whose post office address is 48 Nottingham Drive, Hope, RI 02831, hereinafter called the Grantees:

*(Wherever 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)*

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**Lot 15, ABINGTON WOODS PD, according to the map or plat thereof as recorded in Plat Book 17, Page 99, Public Records of Indian River County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.**

**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 Grantees 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, and hereby 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Lisa M. Berryman*  
Witness #1 Signature

Lisa M. Berryman  
Witness #1 Printed Name

3775 20<sup>th</sup> St, Vero Beach, FL 32960  
Witness #1 Address

*Brookelynn Graves*  
Witness #2 Signature

Brookelynn Graves  
Witness #2 Printed Name

3775 20<sup>th</sup> St, Vero Beach, FL 32960  
Witness #2 Address

*Garett M. Schiefer* (Seal)

Garett M. Schiefer, Individually and as  
Co-Trustee of The Garett M. Schiefer  
and Cynthia L. Schiefer Intervivos Trust  
dated December 21, 1999

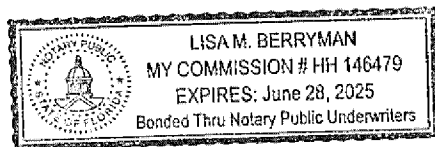
*Cynthia L. Schiefer* (Seal)

Cynthia L. Schiefer, Individually and as  
Co-Trustee of The Garett M. Schiefer  
and Cynthia L. Schiefer Intervivos Trust  
dated December 21, 1999

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of July, 2024 by, **Garett M. Schiefer and Cynthia L. Schiefer, Individually and as Co-Trustees of The Garett M. Schiefer and Cynthia L. Schiefer Intervivos Trust dated December 21, 1999**, who ☐ is personally known to me or ☒ has produced DL'S as identification.

[SEAL]



*Lisa M. Berryman*  
Notary Public

Printed Notary Name  
My Commission Expires:

**ABINGTON WOODS PROPERTY OWNERS' ASSOCIATION, INC.**

% A.R. Choice Management, Inc.  
100 Vista Royale Boulevard, Vero Beach, FL 32962  
Phone: (772) 567-0808 / Fax (772) 567-2551

**CERTIFICATE OF APPROVAL**

This is to certify that – David Reitmeyer & Nancy Zambarano – has/have been approved by the Board of Directors of Abington Woods Property Owners Association, Inc. as the Lessee of the following  
Described property in Vero Beach, Florida.

6245 Paddington Place, Vero Beach, FL 32967

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

Dated this 12 day of July 2024

Abington Woods Property Owners Association, Inc.

By: Alfred D'Urso, President  
Abington Woods

POA Board