

Prepared by and return to:
Cushing & Dolan, P.C.
400 5th Avenue, Suite 400
Waltham, MA 02451
Parcel Identification No.: 32-39-23-00003-0012-00012/0

WARRANTY DEED

This indenture, made this 7 day of October, 2024, between **JAMES G. REYNOLDS** and **ANN K. REYNOLDS**, husband and wife, presently of 54 Fairview Avenue, Belmont, Massachusetts 02478, of the County of Middlesex, Commonwealth of Massachusetts, Grantor, and **JAMES G. REYNOLDS** and **ANN K. REYNOLDS**, Trustees of the **ANN K. REYNOLDS FAMILY TRUST**, u/d/t dated July 7, 2024, and the **JAMES G. REYNOLDS FAMILY TRUST**, u/d/t dated July 7, 2024, with full power and authority to deal with the property or interest therein, and with power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property as provided in Section 689.071, Florida Statutes, whose post office address is 54 Fairview Avenue, Belmont, Massachusetts 02478, hereinafter called the Grantee, with full power and authority to deal with the property or interest therein, and with power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property as provided in Section 689.071, Florida Statutes, having an address of 54 Fairview Avenue, Belmont, Massachusetts 02478, hereinafter called the Grantee, witnesseth:

(“Grantor” and “Grantee” are used herein for singular or plural, and any gender shall include all genders as context requires.)

That the said Grantor, for and in consideration of the sum of Ten 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 onto the Grantee, its beneficiaries and assigns forever, with **WARRANTY COVENANTS**, all that certain land situated in Indian River County, Florida to-wit:

Unit 12, Building L, of Harmony Island, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 796, Page(s) 338, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

SUBJECT TO taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, now exist, but any such interest that has been terminated is not hereby reimposed.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Property Address: 5085 Harmony Island #102, Vero Beach, Florida

TO HAVE AND TO HOLD, the same in fee simple forever.

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 claiming by, through or under Grantor.

Grantor hereby warrants that the above captioned property is not their homestead as defined in the Constitution of the State of Florida.

This deed was prepared without a title examination and the preparer of this instrument assumes no liability for the state of the title.

For our title reference, see deed of Marla A Maykel and Richard L. Pyle dated October 15, 2021 and recorded with the Official Records of the Circuit Court of Indian River County at Book 3474, Page 705.

[SIGNATURES BELOW]

Witness our hands and seals this 7 day of October, 2024.

Cathy E Cary
Witness Cathy E Cary

Ann K Reynolds
ANN K. REYNOLDS

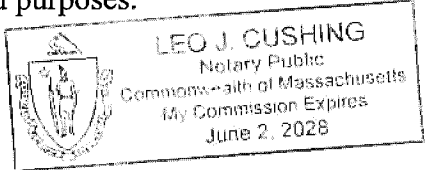
Print Name:
Margell Sevenson
Witness Margell Sevenson

James G Reynolds
JAMES G. REYNOLDS

Print Name: Margell Sevenson

STATE OF: Massachusetts
COUNTY OF: Middlesex

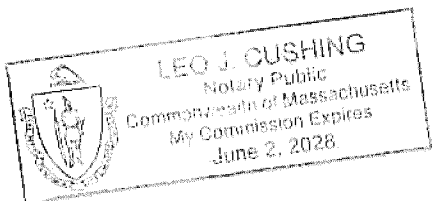
SUBSCRIBED and acknowledged before me, the undersigned Notary Public, by ANN K. REYNOLDS, proved to me through satisfactory evidence of identification which was photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.



Leo J. Cushing
Notary Public:
My Commission Expires:

STATE OF: Massachusetts
COUNTY OF: Middlesex

SUBSCRIBED and acknowledged before me, the undersigned Notary Public, by JAMES G. REYNOLDS, proved to me through satisfactory evidence of identification which was photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.



Leo J. Cushing
Notary Public:
My Commission Expires:

Harmony Island Condominium Association, Inc.

*c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd., Vero Beach, FL 32962
Phone (772) 567-0808 or Fax (772) 567-2551
Info@archoice.com ~ Portal.archoice.com*

CERTIFICATE OF APPROVAL

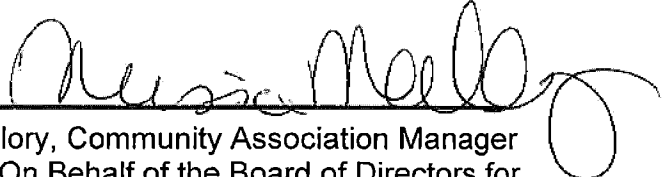
This is to certify that **JAMES G. REYNOLDS and ANN K. REYNOLDS, Trustees of the ANN K. REYNOLDS FAMILY TRUST, u/d/t dated October 7, 2024, and JAMES G. REYNOLDS and ANN K. REYNOLDS, Trustees of the JAMES G. REYNOLDS FAMILY TRUST, u/d/t dated October 7, 2024** have been approved by the Board of Directors at **Harmony Island Condominium Association, Inc.** as the Purchaser of the following described property in Indian River County, Florida.

Harmony Island BLDG J UNIT 25 OR BK 796 PP 338, the physical address being: **5085 Harmony Circle, Unit # 102, Vero Beach, FL 32967.**

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

Dated this 3rd day of October, 2024.

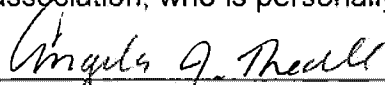
Harmony Island Condominium Association, Inc.

By 

Melissa Mallory, Community Association Manager
On Behalf of the Board of Directors for
Harmony Island Condominium Association, Inc.

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 3rd day of October, 2024, by Melissa Mallory on behalf of the association, who is personally known to me.


Notary Public, State of Florida at Large

My Commission expires: 1/8/27

