

Prepared by and return to:

Kasey McBride  
Supreme Title Solutions, LLC  
2905 Ocean Drive  
Vero Beach, FL 32963  
(772) 231-5406  
File No 25-01-1063

Parcel Identification No 32-39-24-00003-0000-00039/0

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of January, 2025, between Valerie M. O'Keeffe, a widow, whose post office address is 2 Washington Square, Apt 3D, Larchmont, NY 10538, of the County of Westchester, New York, Grantor, to Michael Donnarumma, a married man, and Ryan Hagedorn, a married man, whose post office address is 1 Lemuria Lane, Box 1956, Quogue, NY 11959, of the County of Suffolk, New York, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 39, Grand Harbor - Plat 4, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 70, of the Public Records of Indian River County, Florida.

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2 Washington Square, Apt 3D, Larchmont, NY 10538.

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

**Subject to** taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Valerie M. O'Keeffe by John Moore O'Keeffe, her attorney-in-fact

Valerie M. O'Keeffe by John Moore O'Keeffe, her Attorney-In-Fact

Antonio Faretta

WITNESS  
PRINT NAME: ANTONIO FARETTA

11 WALNUT AVENUE  
NORWALK CT 06851  
WITNESS 1 ADDRESS

Joann Perb

WITNESS  
PRINT NAME: Joann PERB

16 North Way  
Old Greenwich, CT 06870  
WITNESS 2 ADDRESS

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 27<sup>TH</sup> day of January, 2025, by John Moore O'Keeffe, as Attorney-In-Fact for Valerie M. O'Keeffe.

Antonio Faretta  
Signature of Notary Public ANTONIO FARETTA  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification Produced: DRIVER'S LICENSE

Wood Duck Island Property Owners 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  
Melissa@archoice.com ~ Suzanne@archoice.com

**CERTIFICATE OF APPROVAL**

This is to certify that Michael Donnaruma and Ryan Hagedorn have been approved by the Board of Directors at **Wood Duck Island Property Owners Association, Inc.** as the Purchasers of the following described property in Indian River County, Florida.

GRAND HARBOR – PLAT 4, UNIT 39 (Wood Duck), a B Unit, according to the Plat thereof, as recorded in Plat Book 12, Page 70, Public Records of Indian River County. The physical address being: 4806 Wood Duck Circle, Vero Beach, Florida 32967.

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

Dated this 21<sup>st</sup> day of January, 2025.

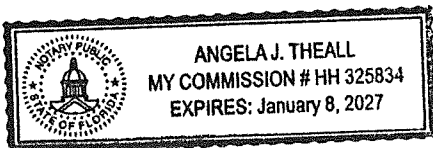
Wood Duck Island Property Owners Association, Inc.

By Melissa Mallory

Melissa Mallory, Community Association Manager  
On Behalf of the Board of Directors for  
Wood Duck Island Property Owners Association, Inc.

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2025, by Melissa Mallory on behalf of the association, who is personally known to me.



Angela J. Theall  
Notary Public, State of Florida at Large  
My Commission expires: 1/8/27