

Prepared by and return to:  
Ryan Grazi, Esq.  
Grazi & Gianino, LLP  
217 SE Ocean Boulevard  
Stuart, FL 34994  
(772) 286-0200  
File Number: GG-19-25

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### Warranty Deed

This Warranty Deed made this 17<sup>th</sup> day of March, 2025 between David Gorman and Alice Gorman, Husband and Wife, whose post office address is 1683 Willows Square, Vero Beach, Florida 32966, grantor, and Kristine K. Bofenkamp and Jason A. Bofenkamp, as Trustees of the Kristine K. Bofenkamp Revocable Living Trust Dated February 2, 2024 whose post office address is 2204 S. Devon Drive, Sioux Falls, South Dakota 57106, grantee:

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

(Whomever 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, situated, lying and being in Indian River County, Florida to-wit:

Lot 26, The Willows - Phase 2, according to the plat thereof as recorded in Plat Book 30, Page 32, Public Records of Indian River County, Florida.

Parcel Number: 33-39-06-00015-0000-00026/0


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

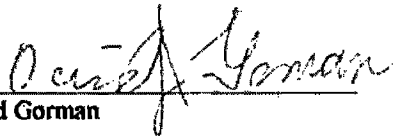
To Have and to Hold, the same in fee simple forever.

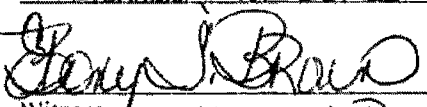
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

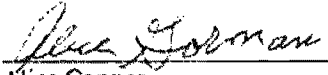
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness  
Printed Name: Lu Ann Punt  
P.O. Address: 13500 N. Bay # 2  
Richmond, VA 23233

  
David Gorman

  
Witness  
Printed Name: Ebony S. Brown  
P.O. Address: 11 S. 17th St, Ste 310  
Richmond, VA 23219

  
Alice Gorman

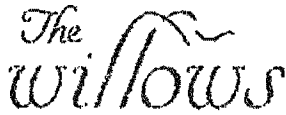
State of Virginia  
County of Henrico

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of March, 2025 by David Gorman and Alice Gorman who  are personally known or  have produced Dever's license as identification.

[Seal]

Ebony Shantee Brown  
Notary Public  
Print Name: Ebony Shantee Brown  
My Commission Expires 10/31/2027





**THE WILLOWS HOMEOWNERS' ASSOCIATION  
OF INDIAN RIVER COUNTY, INC.**

**CERTIFICATE OF APPROVAL**

KNOWN ALL MEN BY THESE PRESENTS, that THE WILLOWS HOME-OWNERS' ASSOCIATION OF INDIAN RIVER COUNTY, INC., a Florida Corporation, hereby approves the PURCHASE of the following described property by:

**Kristine k. Bofenkamp Revobale Living Trust**

**Lot 26 , 1683 Willows Square, Vero Beach, FL 32966-4611, Willows Development, Phase 2 PD, according to the Plat thereof, recorded in Plat Book 30, Pages 32-35; Public Records of Indian River County, Florida.**

IN WITNESS WHEREOF, THE WILLOWS HOMEOWNERS' ASSOCIATION OF INDIAN RIVER COUNTY, INC. has caused this Certificate to be executed by its duly authorized officers this 7 day of FEBRUARY 20 25

THE WILLOWS HOMEOWNERS' ASSOCIATION OF INDIAN RIVER COUNTY, INC.

Donna Louis

Signature

Treasurer

Board Position

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before this 7 day of FEBRUARY, 2025, by Donna Louis, the Treasurer respectively, of the above corporation, on behalf of the corporation. The corporate officer is personally known to me or has produced a driver's license as identification.

Notary Public

Print Name: Dimitri Narcisse

Commission ID#: HH 598423

Commission Expires: 03/26/2028

