

**THIS INSTRUMENT PREPARED BY
AND RETURNED TO:**

JOHN H. EVANS, ESQUIRE
1702 South Washington Avenue
Titusville, Florida 32780


Consideration: \$145,000.00

Property Appraisers Parcel I.D. 21-35-33-78-00011.0-0000.03

THIS WARRANTY DEED, Made the 15th day of September, 2015 by DAVID JACK TODD, hereinafter called the Grantor to SHAWN LANDRY and JESSICA LANDRY, his wife, hereinafter called Grantee, whose post office address is Post Office Box 63, Mims, Florida 32754.

(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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 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 Brevard County, State of Florida, viz:

 That part of the South 1/2 of Block 11, Parcel .03, Section 33, Township 21 South, Range 35 East, of E.H. Rice's Addition to Titusville, according to the plat thereof, as recorded in Plat Book 1, Page 6, of the Public Records of Brevard County, Florida, lying Southwesterly of the Florida East Coast Railroad, less and except railroad right of way and the right of way for Garden Street. Less lands described in Deed Book 383, Page 20 and in Official Records Book 589, Page 236, of the Public Records of Brevard County, Florida.

This is investment property and not the homestead of the Grantor herein. Grantor further warrants that the herein described property does not now, and never has, constituted the Grantor's homestead, and is not now and never has been contiguous to Grantor's homestead.

Subject to Real Property Taxes for year 2015 and subsequent years.

Subject to restrictions, reservations, easements and covenants of record, reference hereto will not serve to reimpose same.

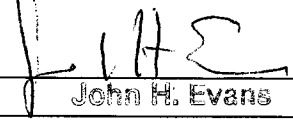
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

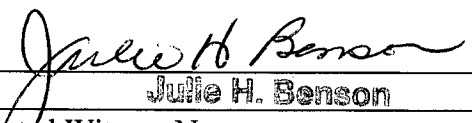
AND the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

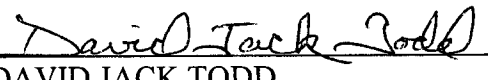
Signed, sealed and delivered
in the presence of:



John H. Evans
Printed Witness Name



Julie H. Benson
Printed Witness Name

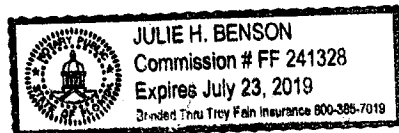


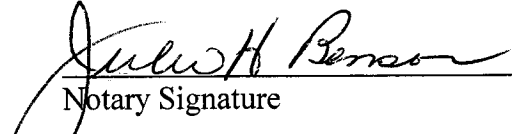
DAVID JACK TODD
8584 Eden Isles Lane
Merritt Island, FL 32952

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 15 day of September, 2015, by DAVID JACK TODD, who is _____ personally known to me or who ☒ produced a Driver's license as identification.

[SEAL]





Notary Signature

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