

WARRANTY DEED
INDIVID. TO INDIVID.

Record and Return to:
Name: International Title and Escrow Co., LLC
Address: 225 North Atlantic Avenue
Cocoa Beach, Florida 32931
File Number: 2016-120

This Instrument Prepared by:
Att: DONNA HARRIS
Name: International Title and Escrow Co., LLC
Address: 225 North Atlantic Avenue
Cocoa Beach, Florida 32931

Property Appraisers Parcel Identification
Photo Number(s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 1st day of April, 2016, by KIM KEMERY, a Single Person, whose post office address is 11633 CYPRESS BOW, SHERID, TEXAS 78154, hereinafter called the Grantor, to MARYANN FLYNN, a Single Person and TERRIK FOX, a Single Person, as joint tenants with full rights of survivorship whose post office address is 3582 Terramore Dr, Melbourne FL 32940, hereinafter called the Grantee.
(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 (Ten and 00/100 Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the Grantee, all that certain land, situate in Brevard County, State of Florida, viz:

Lot 17, Block A, TERRAMORE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 54, Pages 1 through 4, inclusive, of the Public Records of Brevard County, Florida.

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 for 2016 and subsequent years; restrictions recorded in the public records as of the date hereof; reservations and easements of record; and county zoning regulations

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:

• Wilhelmina I. Romano
Witness Signature #1

• Kim Kemery
Signature
KIM KEMERY
Printed Name

• WILHELMINA I. ROMANO
Witness Signature #2
Ruth L. Stinson-Russell

Signature
Printed Name

Ruth L. Stinson-Russell
Witness Signature

STATE OF Texas
COUNTY OF Brevard

This foregoing instrument was acknowledged before me this 31st day of March, 2016, by KIM KEMERY, a Single Person. (Check one) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: Texas DL license

NOTARY RUBBER STAMP SEAL



• Ruth L. Stinson-Russell
Notary Signature
Ruth L. Stinson-Russell
Print Name