

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc
1193 South US 1
Rockledge, Florida 32955

File Number. 21549

General Warranty Deed

Made this July 21, 2017 A D By **James R. Pickel, a married man**, whose address is 1827 Oak Drive S, Rockledge, Florida 32955, hereinafter called the grantor, to **Anthony R. Cornely, a single man and Marisa A. Ceccio, a single woman**, whose post office address is 1256 Sleepy Hollow Lane, Rockledge, Florida 32955 , hereinafter called the grantee.

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$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, Florida, viz:

Lot 27, Block B, Three Meadows Phase 1, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 58, of the Public Records of Brevard County, Florida.

Parcel ID Number: 25-36-21-25-B-27

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

Subject to taxes and assessments for the year 2017 and subsequent years Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, public utility easements of record.

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

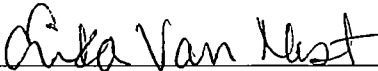
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence.




Witness Printed Name Vicki

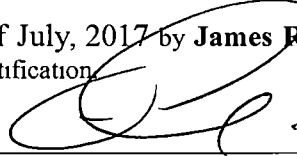


Witness Printed Name Erika Van Nest

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 21st day of July, 2017 by **James R. Pickel, a married man**, who is/are personally known to me or who has produced driver's license as identification.

 VICKI COLLINS
MY COMMISSION # GG 060026
EXPIRES February 6, 2021
Bonded Thru Budget Notary Services



Notary Public
Print Name _____

My Commission Expires _____