

Prepared By Rich Lockrem
The Closing Table, Inc.
2180 West State Road 434, #2112
Longwood, FL 32779
Airs: 797430

212

WARRANTY DEED

THIS INDENTURE made this 23 day of October 2017 is made by and between grantor:

CHARLES EDWARD STEVENS, JR. AND LAUREN INEZ STEVENS, husband and wife
and grantee:
JEFFRY ALAN WRIGHT AND CARLY TRAM TRAN, husband and wife

whose street address shall be 3718 CAPPIO DRIVE, MELBOURNE, FL 32940

WITNESSETH: That grantor for the sum of ten dollars (\$10.00) and other good and valuable consideration paid by the grantee, the sufficiency and receipt of which is hereby acknowledged, has granted, bargained and sold to the grantee, his heirs and assigns forever, the following described land and improvements thereon, to wit:

See Exhibit "A" attached hereto and incorporated herein.
Folio #: 2626826

SUBJECT TO: taxes accruing subsequent to December 31, 2016 easements, restrictions, covenants, agreements, mineral exceptions and limitations of record if any; however, this conveyance shall not serve to reimpose same.

AND the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year notarized below.

YOU ARE REQUIRED TO HAVE TWO (2) DISINTERESTED WITNESSES AS TO EACH GRANTOR:

WITNESS 1 Travis Webb WITNESS 2 Gina Seecharan Charles Edward Stevens, Jr. L.S.
(Signature of Witness) (Signature of Witness) (signature of CHARLES EDWARD STEVENS, JR.)
TRAVIS WEBB Gina Seecharan
(Print Name of Witness) (Print Name of Witness)

WITNESS 1 Travis Webb WITNESS 2 Gina Seecharan Lauren Inez Stevens L.S.
(Signature of Witness) (Signature of Witness) (signature of LAUREN INEZ STEVENS)
TRAVIS WEBB Gina Seecharan
(Print Name of Witness) (Print Name of Witness)

The forwarding address for GRANTOR is: 9 Old Sugar Hollow Rd, Danbury Ct 06810

STATE OF Florida COUNTY OF Brevard, ss:
I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared CHARLES EDWARD STEVENS, JR., husband of LAUREN INEZ STEVENS, to me known to be the person described in and who executed the foregoing instrument, who is personally known to me or who has produced FL DMV Drivers License as identification, and acknowledged before me under oath that he/she executed the same. WITNESS my hand and official seal this 30 day of June, 2017.

(SEAL OF NOTARY or CONSUL) Gina Seecharan
State of Florida
My Commission Expires 12/15/2018
Commission No. FF 183509
NOTARY PUBLIC
Print Name of Notary: Gina Seecharan

STATE OF Florida COUNTY OF Brevard, ss:
I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, LAUREN INEZ STEVENS, wife of CHARLES EDWARD STEVENS, JR., to me known to be the person described in and who executed the foregoing instrument, who is personally known to me or who has produced FL DMV Drivers License as identification, and acknowledged before me under oath that he/she executed the same. WITNESS my hand and official seal this 30 day of June, 2017.

(SEAL OF NOTARY or CONSUL) Gina Seecharan
State of Florida
My Commission Expires 12/15/2018
Commission No. FF 183509
NOTARY PUBLIC
Print Name of Notary: Gina Seecharan

Exhibit "A"

Lot 10, Block F, Casabella Phase Two, according to the Plat thereof, recorded in Plat Book 51, Page 46, of the Public Records of Brevard County, Florida.