

Prepared by and return to

**Tracy A Cornish, P A  
524 N Harbor City Boulevard  
Melbourne, FL 32935**

File Number **18-0053**

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## **Warranty Deed**

**This Warranty Deed** made this **27th day of February, 2018**, between **Brent Cull and Lusa I Cull, husband and wife** whose post office address is **4950 Brookhaven Street, Cocoa, FL 32927**, grantor, and **Michael F Wood Jr , a single man** whose post office address is **4950 Brookhaven Street, Cocoa, FL 32927**, grantee

(Whenever 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 **TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (U S \$240,000 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, situate, lying and being in the **Brevard County, Florida**, to-wit

**Lot 14, Block 308, Port St John Unit - Eight, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 70 through 83, inclusive, of the Public Records of Brevard County, Florida**

**Parcel Identification Number 23-35-14-JZ-308-14**

**Subject to taxes for 2018 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any**

**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 December 31, 2017

**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

Marcie Bolt  
Witness Name Marcie Bolt

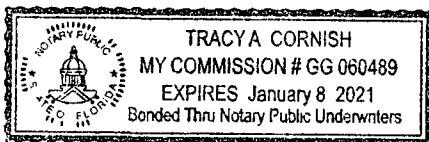
Tray A Cornish  
Witness Name Tray A Cornish

Brent Cull  
Brent Cull

Lusa I Cull  
Lusa I Cull

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 27th day of February, 2018, by **Brent Cull and Lusa I Cull, husband and wife**, who ( ) are personally known to me or ☒ have produced pc DIC as identification



Tray A Cornish  
Notary Public  
Printed Name Tray A Cornish  
My Commission Expires 01/08/2021