

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South US 1
Rockledge, Florida 32955
File Number 21838

General Warranty Deed

Made this February 24, 2018 A D By Michael C. Drake and Donna E. Drake, husband and wife, whose address is: 32 James Street, Stonington, Connecticut 06378, hereinafter called the grantor, to Blossom A. Tichenor and Christopher L. Hardy, whose post office address is 3960 Wild Pine Lane, Merritt Island, Florida 32952, 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 5, GEORGIANA WOODS, a subdivision according to the plat thereof recorded at Plat Book 26, Pages 6 and 7, in the Public Records of Brevard County, Florida.
And
The Southerly 1/2 of vacated South Tropical Trail lying Northeasterly and adjacent to Lot 5, GEORGIANA WOODS, Plat Book 26, Page 6, Public Records of Brevard County, Florida, and being further bounded by the prolongation of the side lot lines of the said Lot 5 to the centerline of the said vacated South Tropical Trail.
Parcel ID Number: 25-37-30-25-*-5

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining Subject to taxes and assessments for the year 2018 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, 2017

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:

Debra Bullard
1st Witness Sign Name Above
Debra Bullard
1st Witness Print Name Above
Antony Bennett
2nd Witness Sign Name Above
Antony Bennett
2nd Witness Print Name Above

Michael C. Drake
Address 32 James Street, Stonington, Connecticut 06378
Donna E. Drake
Address 32 James Street, Stonington, Connecticut 06378

State of CT
County of NEW LONDON

The foregoing instrument was acknowledged before me this 24 day of February, 2018 by Michael C. Drake and Donna E. Drake, husband and wife, who is/are personally known to me or who has produced Drivers License as identification

Debra Bullard
Notary Public Sign Name Above
Debra Bullard
Notary Public Print Name Above
My Commission Expires: 03/31/2022
DEBRA BULLARD
Notary Public
My Commission Expires 03/31/2022