

WARRANTY DEED
INDIVID. TO INDIVID.

Record and Return to:
Name: Title Solutions of Florida, LLC
Address: 2235 N. Courtenay Pkwy, Suite G
Merritt Island, FL 32953
File Number: 2018-231

This Instrument Prepared by:
Attn: Jenna Webb
Name: Title Solutions of Florida, LLC
Address: 2235 N. Courtenay Pkwy, Suite G
Merritt Island, FL 32953

Property Appraisers Parcel Identification
Folio Number(s): 28-36-10-25-A-17

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 18th day of May, 2018, by MARIA E THOMPSON, Single, whose post office address is 11610 230 ST CAMBRIA HEIGHTS, NY 11411, hereinafter called the Grantor, to MELVIN E JOHNSON and HELEN JOHNSON, Husband and Wife whose post office address is 1895 Blue Heron Dr. Melbourne FL 32940, hereinafter called the 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, 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, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land, situate in Brevard County, State of Florida, viz:

Lot 17, Block A, CRANE CREEK UNIT ONE, according to the plat thereof, as recorded in Plat Book 35, Pages 98 and 99, 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 2018 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:

[Signature]
#1 Witness Signature

Beverley E. Knight
#1 Witness Printed Name

[Signature]
#2 Witness Signature

Ronnie R. Garcia
#2 Witness Printed Name

STATE OF New York
COUNTY OF Queens

This foregoing instrument was acknowledged before me May 17 2018 by MARIA E THOMPSON. (Check one) ☐ Said person(s) is/are personally known to me ☒ Said person(s) provided the following type of identification: Driver License

☒ NOTARY RUBBER STAMP SEAL

RONNIE R GARCIA
Notary Public - State of New York
No. 01GA6129895
Qualified in Queens County
My Comm. Expires July 5, 2021

[Signature]
Notary Signature

Print Name