

Prepared By and Return To:

DHI Title of Florida, Inc.
1430 Culver Drive NE
Palm Bay, FL 32907

Order No.: 106-182600396

Property Appraiser's Parcel I.D. (folio) Number:

Sales Price: \$9,000.00

Documentary Stamps: \$ 63.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 8th day of June, 2018 by Daniel J. Nelson and Tina M. Nelson, husband and wife, (hereinafter referred to as "Grantor"), and whose address is 7445 N. US Highway 1, Vero Beach, FL 32967, to Samland, LLC, a Florida limited liability company, whose address is 1530 SE Sunshine Ave, Port ST. Lucie, FL 34952, (hereinafter referred to as "Grantee").

***GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF GRANTOR, AND NEITHER GRANTOR NOR GRANTOR'S SPOUSE OR DEPENDENTS RESIDE ON THE PROPERTY OR ANY LAND CONTIGUOUS THERETO, AND THE PROPERTY IS VACANT.**

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in Brevard County, Florida more particularly described as follows:

Lot 2, Block 746, PORT MALABAR UNIT SIXTEEN, according to the plat thereof, as recorded in Plat Book 15, Pages 84 through 98, inclusive, of the Public Records of Brevard County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO Covenants, Conditions, Restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature
Heather R Andrews

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Daniel J. Nelson

Tina M. Nelson

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 8th day of June, 2018, by Daniel J. Nelson and Tina M. Nelson. He/She is personally known to me or has produced a driver's license as identification.

Notary Public
My Commission Expires: 3/13/21

