

Prepared by:

Michael A. Schneider, Esq.
8255 N. Wickham Road
Suite 100
Melbourne, Florida 32940

When recorded return to:

Michael A. Schneider, Esq.
The Title Company of Brevard, Inc.
8255 N. Wickham Road
Suite 100
Melbourne, Florida 32940

(Space above this line reserved for recording office use only)

WARRANTY DEED

This Warranty Deed is made this 26 day of June, 2018, by **Ronald L. Phelps, Jr. and Ann Marie Phelps, husband and wife**, whose post office address is 107 Dagoon Dr., Wytheville, VA 24382, hereinafter called the Grantor, to **Kollin Boswell**, whose post office address is 2300 Seminole Boulevard, Melbourne, FL 32904, hereinafter called the Grantee,

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$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

Lots 26, 27 and 28, Block K, Plat of Addition No. Four June Park, according to the Plat thereof recorded in Plat Book 4, Page 73, of the Public Records of Brevard County, Florida.

The Property Appraiser's Parcel Identification Number is 28-36-01-50-K-26

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same Subject to all applicable zoning rules and regulations.

TOGETHER WITH all 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, the said Grantor has signed and sealed these presents the day and year first above written.

[Signature]
Ronald L Phelps, Jr.

[Signature]
Ann Marie Phelps

Signed, sealed, and delivered in the presence of

[Signature]
Witness Signature

Luanne Reinhardt

Witness Printed Name

[Signature]
Witness Signature

Danielle Luda

Witness Printed Name

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 26 day of June, 2018, by Ronald L. Phelps, Jr. and Ann Marie Phelps who are personally known to me or have produced FDL as identification.

[Signature]
Notary Public - State of Florida
Print Name: **Luanne Reinhardt**

My Commission Expires

