

Prepared by and Return To:
Emily Ferguson, an employee of
Prestige Title of Brevard, LLC
5120 N US Highway 1, Suite 103
Palm Shores, FL 32940
File Number: R18-10749

General Warranty Deed

Made this 26 day of June, 2018 By **Eric M Dupont and Ana M Dupont, husband and wife**, whose address is: 1737 Croghan Drive, Melbourne, FL 32940, hereinafter called the grantor, to **Justice Chuba Opute, a married man**, whose post office address is: 1350 Tradition Circle, Melbourne, FL 32902, 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 11, Block Z, Capron Ridge Phase Five, according to the map or plat thereof, as recorded in Plat Book 54, Page(s) 5 through 14, inclusive, of the Public Records of Brevard County, Florida.

THIS IS VACANT LAND.

Parcel ID Number: 26-36-02-26-Z-11

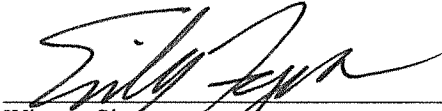
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

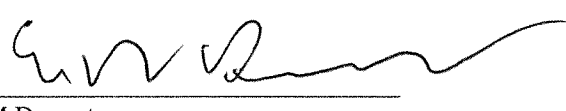
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017

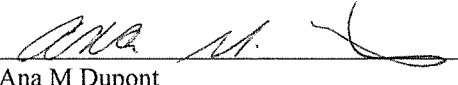
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:




Witness Signature
Printed Name: Emily Ferguson



Eric M Dupont



Ana M Dupont



Witness Signature
Printed Name: Kaitlin Barfield

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 26 day of June, 2018, by Eric M Dupont and Ana M Dupont, husband and wife who is/are () personally known to me or (☒) produced driver license as identification.



Notary Public
Print Name: _____
My Commission Expires: _____

