

Prepared by and return to:
Tracy A. Cornish, Esq.
Tracy A. Cornish, P.A.
524 N. Harbor City Boulevard
Melbourne, FL 32935

File Number: 18-0299

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Warranty Deed

This Warranty Deed made this 24th day of August, 2018, between **Jeffrey L. Kimple, a single man** whose post office address is **4785 Hidden Creek Road, Melbourne, FL 32935**, grantor, and **Julia Queary Harrison, a single woman** whose post office address is **220 Price Court, Satellite Beach, FL 32937**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (U.S. \$325,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **County, Florida**, to-wit:

Lot 16, Block 2, Flamingo Homes Subdivision Section "A", according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 68, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 26-37-35-75-2-16

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tracy A. Cornish

Witness Name: Tracy A. Cornish

Jeffrey L. Kimple
Jeffrey L. Kimple

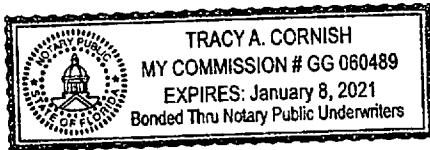
Marcie Bolt

Witness Name: Marcie Bolt

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me this 24th day of August, 2018, by Jeffrey L. Kimple, a single man, he () is personally known to me or (X) has produced FL D/L as identification.



Tracy A. Cornish

Notary Public

Printed Name: Tracy A. Cornish

My Commission Expires: 01/08/2021