

Prepared by and return to:

Dieguez & Stoller LLC
1499 South Harbor City Blvd Suite 202
Melbourne, FL 32901
321-802-3589
File Number: Woodwell to Szy
Will Call No.:

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Warranty Deed

This Warranty Deed made this 16th day of October, 2018 between William Todd Woodwell, a single man whose post office address is 320 Tinkwig Drive, Hawley, PA 18428, grantor, and Michael B. Szymanski and Edna M. Szymanski, husband and wife whose post office address is 108 Pelican Drive, Melbourne Beach, FL 32951, 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 TEN AND NO/100 DOLLARS (\$10.00) 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 Brevard County, Florida to-wit:

Lots 12, 13 and 14, Block 5, Melbourne Shores, according to the map or plat thereof as recorded in Plat Book 10, Page 83, Public Records of Brevard County, Florida.

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:

Laurie J. Bishop
Witness Name: Laurie J. Bishop

Julie Swingle
Witness Name: Julie Swingle

William Todd Woodwell
William Todd Woodwell

State of Pennsylvania
County of Wayne

The foregoing instrument was acknowledged before me this 12th day of October, 2018 by William Todd Woodwell, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Laurie J. Bishop, Notary Public
Palmyra Twp., Wayne County
My Commission Expires March 24, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Laurie J. Bishop
Notary Public

Printed Name: Laurie J. Bishop

My Commission Expires: March 24, 2019