

Prepared By and Return To:

Supreme Title Closings, LLC
3230 Murrell Road, Suite 200
Melbourne, FL 32955

File No. 18-08-1797

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

28-37-09-75-N-2

WARRANTY DEED

THIS WARRANTY DEED dated December 31, 2018, by William C. Campbell, a single man, whose post office address is 13742 Bonnerby Court, Huntersville, NC 28078, hereinafter called the grantor, to American Investment Strategies LLC., a Florida Limited Liability Company, whose post office address is 2790 Filly Lane, Melbourne, FL 32934, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Brevard County, Florida, to wit:

Lot 2, Block N, UNIVERSITY PARK SUBDIVISION SECTION "B", according to the Plat thereof, as recorded in Plat Book 12, Page 25, of the Public Records of Brevard County, Florida.

Grantor Warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 13742 Bonnerby Court, Huntersville, NC 28078.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

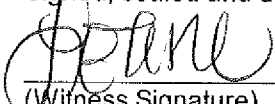
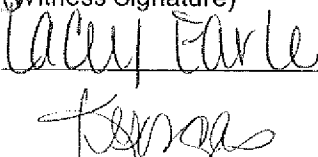
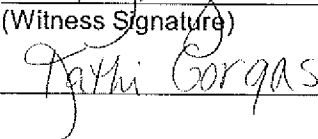
TO HAVE AND TO HOLD the same in forever.


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, 2018

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


(Witness Signature)

(Witness Signature)


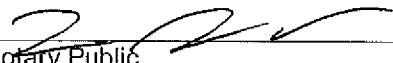

William C. Campbell
13742 Bonnerby Court
(Address)
Huntersville, NC 28078
(Address)

STATE OF NC

COUNTY OF Mecklenburg

I, Michael Dixon, a Notary Public of the County and State first above written, do hereby certify that William C. Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12/28/18.


Notary Public

My Commission Expires: 4-22-2020

(SEAL)

