

WARRANTY DEED
INDIVID. TO INDIVID.

Record and Return to:
Name: Title Solutions of Florida, LLC
Address: 2235 N. Courtenay Pkwy, Suite G
Merritt Island, FL 32953
File Number: 2019-418

This Instrument Prepared by:
Attn: Jenna Webb
Name: Title Solutions of Florida, LLC
Address: 2235 N. Courtenay Pkwy, Suite G
Merritt Island, FL 32953

Property Appraisers Parcel Identification
Folio Number(s): 24-37-23-28-*.5

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 11th day of March, 2019, by LINDSEY MARIE POWELL, Married and LAURA LEBKISHER MAYA, Married, whose post office address is 1030 Meadowsong Cir, Lawrenceville, GA 30043, hereinafter called the Grantor, to MATTHEW MORAN and BLANCA MORAN, Husband and Wife, whose post office address is 1712 LAS PALMOS DR SW Palm Bay, FL, 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, wherever the context so admits or requires)

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTORS

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) 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, State of Florida, viz:

Lot 5, LONG POINT TOWNHOUSES, according to the map or plat thereof, recorded in Plat Book 31, Page 58, Public Records of Brevard County, Florida.

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; and hereby 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 for 2019 and subsequent years; restrictions recorded in the public records as of the date hereof; reservations and easements of record; and county zoning regulations

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:

x Kim Gunn
#1 Witness Signature

x Kim Gunn
#1 Witness Printed Name

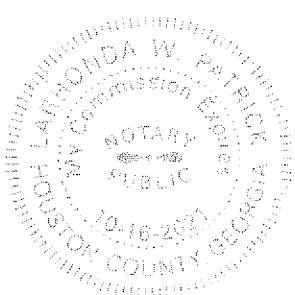
x Kenneth Royce
#2 Witness Signature

x Kenneth Royce
#2 Witness Printed Name

STATE OF Georgia
COUNTY OF BREVARD

This foregoing instrument was acknowledged before me March 8, 2019 by LINDSEY MARIE POWELL. (Check one:)
☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification:
Driver's License

NOTARY RUBBER STAMP SEAL



x Lindsey Marie Powell
LINDSEY MARIE POWELL

x Larronda W. Patrick
Notary Signature
Print Name Larronda W. Patrick

Attach signature page to Warranty Deed

x [Signature]
#1 Witness Signature

x Stephanu Corte
#1 Witness Printed Name

x [Signature]
#2 Witness Signature

x OBJ ANIAGOH
#2 Witness Printed Name

STATE OF x GEORGIA
COUNTY OF x WINNETT

This foregoing instrument was acknowledged before me March 7TH, 2019 by LAURA LEBKISHER MAYA. (Check one.) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification:
GA DRIVERS LICENSE # 032546324

x NOTARY RUBBER STAMP SEAL



x [Signature]
LAURA LEBKISHER MAYA

x [Signature]
Notary Signature
Print Name OBY ANIAGOH