

Prepared by & Return to:
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Brink Law Firm, P. A.
P.O. Box 540351
Merritt Island, Florida 32954

Parcel I.D. No. 25-36-27-07-B-13

WARRANTY DEED

THIS WARRANTY DEED, made on 8/23, 2019, by Clair Therese Homan, a single woman, residing at 4800 Orange Rd Merritt Island FL ("Grantor"), to Scott David Stout, a single man, of 1818 Auburn Lakes Drive, Rockledge, FL 32955 ("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 entities).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of her 1/2 undivided interest as tenant in common in that certain real property situate in Brevard County, Florida, viz:

Lot 13, Block B, WINGATE ESTATES – PHASE FIVE VIERA NORTH P.U.D. PARCELS F2-F3, according to the plat thereof as recorded in Plat Book 51, Pages 17 through 20, of the public records of Brevard County, Florida.

The property is the homestead property of the Grantor.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH AND NO REPRESENTATIONS AS TO THE SAME ARE MADE BY BART A. BRINK, AND BRINK LAW FIRM, P.A.

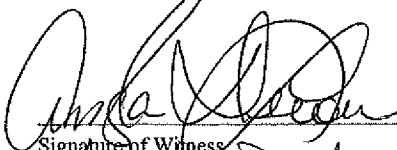
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, subject to the following:

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 zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; restrictions, covenants, dedications, easements, liens, mortgages, and other matters of public record, including public utility easements of record; and taxes accruing subsequent to December 31, 2019.

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:

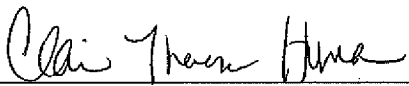


Signature of Witness
Angela De Leon

Printed Name of Witness


Signature of Witness
Davis Surr

Printed Name of Witness



Clair Therese Homan

STATE OF _____
COUNTY OF _____

Sworn to and subscribed before me on _____, 2019, by Clair Therese Homan, who is personally known to me or has produced _____ as identification.

See Attached Form for
Notary Certificate

Notary Public
Printed Name:
Commission No:
Commission Expires:

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

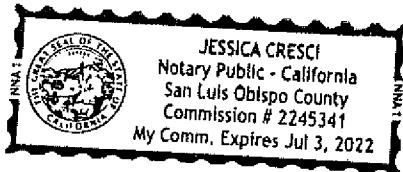
Subscribed and sworn to (or affirmed) before me on

this 23 day of August 2019,

by Clair Therese Homan,

Name of Signer(s)

proved to me on the basis of satisfactory evidence to be the person (s) who appeared before me.



Place Notary Seal Above

Signature

Jessica Cresci

Signature of Notary Public

RE:

Warranty Deed