

Prepared by: and return to:
Claire Mathews
Landmark Title Agency, Inc.
400 East Merritt Avenue, Suite D
Merritt Island, Florida 32953

File Number 19-15047

General Warranty Deed

Made this September 20, 2019 A.D. by

Elliott G. C. Leadlay and Brenda L. Leadlay, husband and wife, individually and as Trustees of THE ELLIOTT G.C. LEADLAY AND BRENDA L. LEADLAY LIVING TRUST, dated June 9, 2010

whose address is 422 Waterside Drive, Merritt Island, Florida 32952, hereinafter called the grantor, to

Anthony Frederick and Regina Marie Frederick, husband and wife,

whose address is: 1150 Dunes Street, Merritt Island, Florida 32953, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 10, Block 3, COUNTRY CLUB MANOR, according to the plat thereof, as recorded in Plat Book 18, Page 126, Public Records of Brevard County, Florida.

Parcel ID Number: 2418144

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, 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:

Michele Brenner Elliott G. C. Leadlay (Seal)
Witness Printed Name Michele Brenner **Elliott G. C. Leadlay, individually and as Trustee**
Address: 422 Waterside Drive, Merritt Island, Florida 32952

Claire Mathews Brenda L. Leadlay (Seal)
Witness Printed Name Claire L. Mathews **Brenda L. Leadlay, individually and as Trustee**

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 20th day of September, 2019, by **Elliott G. C. Leadlay and Brenda L. Leadlay, husband and wife, individually and as Trustees of THE ELLIOTT G.C. LEADLAY AND BRENDA L. LEADLAY LIVING TRUST, dated June 9, 2010**, who is/are personally known to me or who has produced FL D2 as identification.



Claire Mathews
Notary Public
My Commission Expires: _____