

Prepared by and Return to
Krystal T. Wald, Esquire
7195 Murrell Road, Suite 102
Melbourne, FL 32940

Property Address 5025 Evinrude Road, Melbourne, FL 32934

Parcel Identification Number: 27-36-15-JE-B-13

LADY BIRD DEED

THIS WARRANTY LADYBIRD DEED, made this 3 day of October, 2019, by **MARY W. VAN NESS**, a widowed woman (Grantor), whose post office address is 5025 Evinrude Road, Melbourne, Florida 32934 to **MARY W. VAN NESS**, as to a life estate, and **MARY W. VAN NESS** and her son, **STEPHEN MCCAIN**, a married man, whose post office address is 865 Carambola Drive, Merritt Island, Florida 32952 as joint tenants with rights of survivorship as to the remainderman interest.

(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, the sufficiency and receipt whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Brevard County, Florida, namely:

Lots 13, 14, 15, 16, and 17, Block B, REPLAT OF LAKE WASHINGTON ACRES, SECTION ONE, according to the Plat thereof, as recorded in Plat Book 21, Page 53, of the Public Records of Brevard County, Florida.

Subject to:

- (a) Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority;
- (b) Restricts and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record;
- (d) Ad valorem taxes and solid waste charges accruing subsequent to even date hereof; and
- (e) All mortgages of record.

MARY W. VAN NESS, as the life tenant shall, without any liability for waste and with full power and authority in said life tenant, to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby for her lifetime.

Together with all 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 Grantees 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 of said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is unencumbered.

THIS DEED WAS PREPARED WITHOUT A REVIEW OR EXAMINATION OF THE TITLE TO THE ABOVE-DESCRIBED PROPERTY, AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY KRYSTAL T. WALD, ESQUIRE.

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

Signed and sealed in the presence of:

Witness: [Signature]
Printed Name: KRYSTAL T. WALD

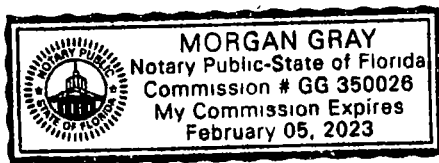
Mary W. Van Ness
MARY W. VAN NESS
5025 Evinrude Road
Melbourne, FL 32934

Witness: [Signature]
Printed Name: KRYSTAL T. WALD

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was ACKNOWLEDGED before me this 3rd day of October, 2019 by Mary W. Van Ness, who () is personally known to me or (X) has produced Drivers License as identification.

(SEAL)



NOTARY PUBLIC: State of Florida

Morgan Gray
Print: Morgan Gray