

This Instrument Prepared by and Return to
ROBIN M. PETERSEN, ESQ.
Attorneys & Counselors at Law
321 Sixth Avenue
Indianapolis, Florida 32903
(321)729-0087

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WARRANTY DEED

THIS WARRANTY DEED Made the 23rd day of October 2019, by **BARRY K. O'SULLIVAN** and **ANGELA O'SULLIVAN**, husband and wife, hereinafter called the grantors, to **BARRY K. O'SULLIVAN** and **ANGELA O'SULLIVAN**, in their capacity as Trustees or their successor in the **O'Sullivan Family Revocable Living Trust U/D/T 23 October 2019**, and all amendments thereto with full power and authority to protect, and conserve, to sell, lease, encumber or otherwise dispose of the real property herein conveyed, whose post office address is 201 Crystal Bay Lane, Melbourne Beach, Florida 32951, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys and confirms unto the grantee, all that certain land situate in **BREVARD** County, **FLORIDA**, viz:

Property Address: 201 Crystal Bay Lane, Melbourne Beach, Florida 32951

Lot 1, CRYSTAL BAY: a parcel of land lying in Government Lot 2, Section 10, Township 29 South, Range 38 East, Brevard County, Florida, more particularly described as follows: Commence at the Northeast corner of said Government Lot 2 and thence run South 00 degrees 03'43" East along the East line of said Government Lot 2 a distance of 258.12 feet to the point of beginning of the herein described parcel; thence continue South 00 degrees 03'43" East along said East line of Government Lot 2, a distance of 241.88 feet to the Southeast corner of Tax Parcel 261; thence run North 88 degrees 52'30" West a distance of 140.00 feet, thence run North 68 degrees 52'49" West a distance of 64.38 feet, thence run North 00 degrees 03'43" West a distance of 219.87 feet, thence run South 88 degrees 52'30" East a distance of 30.04 feet to a point of curve concave to the South having a tangent bearing of South 01 degrees 07'30" West a central angle of 6 degrees 17'38" a radius of 500.00 feet; thence run Southeasterly along the arc of said curve concave to the South an arc distance of 54.93 feet to a point of reverse curve concave to the North having a tangent bearing of North 7 degrees 25'08" East a central angle of 15 degrees 34'54" a radius of 425.00 feet; thence run Northeasterly along the arc of said curve concave to the North an arc distance of 115.58 feet to the East line of Government Lot 2 and point of beginning of the herein described parcel.

SUBJECT TO a 25.00 foot wide ingress and egress easement for driveway purposes for Lot 2, Crystal Bay, lying in Tax Parcel 261, being in Government Lot 2, Section 10, Township 29 South, Range 38 East, Brevard County, Florida, more particularly described as follows. Commence at the Southeast corner of said Tax Parcel 261 and run North 00 degrees 03'43" West along the East line of said Government Lot 2, a distance of 48.3 feet more or less to the point of beginning, thence meander Westerly along a line that is 25.00 feet North of (by perpendicular measurement) said top of bank of a canal to a point that is 200.00 feet West of (by perpendicular measurement) from said East line of Government Lot 2, thence run North 00 degrees 03'43" West a distance of 25.3 feet more or less to a point that is 50.00 feet North of (by perpendicular measurement) the top of said canal; thence meander Easterly along a line that is 50.00 feet North of (by perpendicular measure) the North top of bank of said canal to the East line of Government Lot 2, thence run South 00 degrees 03'43" East a distance of 25.3 feet more or less to the point of beginning.

SUBJECT TO a 25.00 foot wide ingress and egress easement for driveway purposes for Lot 3, Crystal Bay, lying in Tax Parcel 261, being in Government Lot 2, Section 10, Township 29 South, Range 38 East, Brevard County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Tax Parcel 261 and run North 00 degrees 03'43" West along the East line of said Government Lot 2, a distance of 23.00 feet more or less to the point of beginning, thence run Westerly a distance of 25 feet more or less to the top of bank of canal, thence meander Westerly along said top bank of said canal to a point that is 424.50 feet more or less West of (by perpendicular measurement) from said East line of Government Lot 2, thence run North 01 degrees 07'30" East a distance of 25.3 feet more or less to a point that is 25.00 feet North of (by perpendicular measurement) of the top of bank of said canal; thence meander Easterly along a line that is 25.00 feet North of (by perpendicular measurement) the North top of bank of said canal to the East line of said Government Lot 2; thence run South 00 degrees 03'43" East a distance of 25.3 feet more or less to the point of beginning.

Parcel ID #: 29-38-10-00-261.1

BEING all that real property conveyed to **BARRY K. O'SULLIVAN** and **ANGELA O'SULLIVAN**, by that deed recorded in Official Records Book #5900, Page #8708 of the Public Records of Brevard County, Florida, reference to which is hereby made for more complete description.

SUBJECT TO **BARRY K. O'SULLIVAN** and **ANGELA O'SULLIVAN's** right to continue in possession of and occupy the premises as the continuing homestead of **BARRY K. O'SULLIVAN** and **ANGELA O'SULLIVAN**, with all continuing disability and other exemptions applicable to them. **SUBJECT TO ANY RESTRICTIONS, LIENS OR MORTGAGES OF RECORD**

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by Grantor. Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented.

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.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.


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 any items referenced above

IN WITNESS WHEREOF, the said grantor has hereunto set their hand and seal the day and year first above written.


Signed, sealed and delivered in our presence


DANIELLE DEACON


BARRY K. O'SULLIVAN
201 Crystal Bay Lane
Melbourne Beach, Florida 32951


KRISTEENA BROWN


DANIELLE DEACON


ANGELA O'SULLIVAN
201 Crystal Bay Lane
Melbourne Beach, Florida 32951


KRISTEENA BROWN

STATE OF FLORIDA
COUNTY OF BREVARD

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **BARRY K. O'SULLIVAN** and **ANGELA O'SULLIVAN**, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed same, that I relied upon the following form of identification of the above-named persons FLDL and that an oath was taken

Witness my hand and official seal in the County and State last aforesaid this **23rd day of October 2019**.


NOTARY PUBLIC
MY COMMISSION EXPIRES

