

Prepared by:

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When recorded return to:

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(Space above this line reserved for recording office use only)

WARRANTY DEED

This Warranty Deed is made this 27 day of December, 2019, by **Herbert Christopher Whitham, joined by his wife, Angelica J. Whitham**, whose post office address is 12 Coconut Road, Indian Harbour Beach, FL 32937, hereinafter called the Grantor, to **Herbert Christopher Whitham and Angelica J. Whitham, husband and wife**, whose post office address is 12 Coconut Road, Indian Harbour Beach, FL 32937, hereinafter called the Grantee,

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

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, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, viz:

A parcel of land lying in the Northwest 1/4 of Section 11, Township 27 South, Range 37 East, Brevard County, Florida, being more particularly described as follows: For a Point of Beginning, begin at the Southwest corner of Inwood Isles Subdivision, as recorded in Plat Book 19, Page 78, of the Public Reco of Brevard County, Florida; thence South 00 degrees 28 minutes 55 seconds East 88.65 feet; thence South 84 degrees 52 minutes 26 seconds West 136.33 feet; thence North 88 degrees 56 minutes 27 seconds West 134.24 feet to the Easterly right of way of said Coconut Drive; thence North along said right of way 12. feet; thence South 88 degrees 56 minutes 27 seconds East 136.79 feet; thence North 00 degrees 28 minutes 55 seconds West 88.23 feet; thence North 89 degrees 51 minutes 06 seconds East 135.89 feet to the Point Beginning.

The Property Appraiser's Parcel Identification Number is 27-37-11-00-257.

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

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 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.

Note: This deed is being made and given to establish an estate by the entirety.

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

*Herbert Christopher Whitham,
by Ellen Romagni, as his
attorney-in-fact and agent*
Herbert Christopher Whitham, by Ellen
Romagni, as his attorney-in-fact and agent
Angelica J. Whitham
Angelica J. Whitham

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Michael A. Schneider

Witness Printed Name

[Signature]
Witness Signature
Jacquelyn Sada

Witness Printed Name

STATE OF FLORIDA
COUNTY OF Brevard

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of December, 2019, by Ellen Romagni, as attorney-in-fact and agent for Herbert Christopher Whitham, and Angelica J. Whitham (individually). Ellen Romagni and Angelica J. Whitham are ☐ personally known to me, or ☒ produced Pennsylvania + Florida Driver's Licenses as identification.

My Commission Expires:

[Signature]
Notary Public - State of Florida
Print Name: Michael A. Schneider

