

Prepared by
Peninsula Title Services, LLC
4888 Babcock Street NE
Palm Bay, Florida 32905
File Number 19-38264
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Warranty Deed

Made this 20th day of November, 2019, A.D. By **GLORIA ROCHESTER-JAMES, a single woman and KERRINE ALICIA GAYLE, a married woman, as joint tenants with full rights of survivorship**, whose address is: 7150 Windscale Lane, Miss. Ontario, Canada L5N 7S8, hereinafter called the grantor, to **TJ BUILDERS, LLC, a Florida limited liability company**, whose address is: 2825 Business Center Blvd., Suite A4, Melbourne, Florida 32940, 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 64, Block A, CYPRESS CREEK SUBDIVISION, PHASE TWO, according to the plat thereof, as recorded in Plat Book 52, Pages 46 through 49, inclusive, of the Public Records of Brevard County, Florida.

Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2020 and subsequent years.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

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:

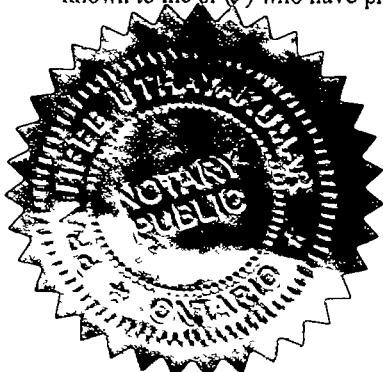
Beryl Nelson
FIRST WITNESS
Printed Name BERYL NELSON

Pratheeb Uthayakumar
Barrister, Solicitor & Notary Public
In and for the Province of Ontario.
Printed Name Pratheeb Uthayakumar
My commission is of unlimited duration
Country of Canada Canada
City of Mississauga

Gloria Rochester-James
GLORIA ROCHESTER-JAMES
Address: 7150 Windscale Lane, Miss. Ontario, Canada L5N 7S8

Kerrine Alicia Gayle
KERRINE ALICIA GAYLE
Address: 7150 Windscale Lane, Miss. Ontario, Canada L5N 7S8

The foregoing instrument was acknowledged before me this 21 day of November, 2019, by GLORIA ROCHESTER-JAMES, a single woman and KERRINE ALICIA GAYLE, a married woman, as joint tenants with full rights of survivorship, () who are personally known to me or () who have produced Passport and Drivers License as identification.



Pratheeb Uthayakumar
Barrister, Solicitor & Notary Public
In and for the Province of Ontario.
Notary Public
My Commission Expires: My commission is of unlimited duration
No Legal advice given