

Prepared By & Return To:

Walser Law Firm  
4800 N. Federal Hwy Ste 108D  
Boca Raton, Florida 33431

Parcel No.: 29-36-24-JP-1532-17

**Preparer has not conducted a title search  
and no representation is made as to title.**

**WARRANTY DEED**

**THIS WARRANTY DEED**, Executed this 7<sup>th</sup> day of December, 2019, by **PATRICIA ANN HARRIS a/k/a PATRICIA JACKSON**, by **Derrick Harris as Agent under Durable Power of Attorney**, a single woman, whose mailing address is 1209 M Street, Atchison, KS 66003, **Grantor**, to, **NICHOLAS M. SEMOLA, JR. and DEBORAH A. SEMOLA, husband and wife**, whose mailing address is 213 Heritage Street SW, Palm Bay, FL 32908, **Grantee(s)**, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the Real Property described below:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, and other valuable consideration, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Brevard County, State of Florida, to-wit:

**Lot 17, Block 1532, PORT MALABAR UNIT THIRTY ONE, a subdivision according to the Plat thereof, as recorded in Plat Book 17, pages 22 through 33, of the Public Records of Brevard County, Florida.**

THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR(S), AND NEITHER THE GRANTOR(S), NOR THE GRANTOR'S SPOUSES, NOR ANYONE FOR WHOSE SUPPORT THE GRANTORS ARE RESPONSIBLE, RESIDE ON OR ADJACENT TO SAID LAND.

Subject to restrictions, reservations, easements and limitation of record, if any, provided that this shall not serve to re-impose same, zoning ordinances, and taxes for the current year and subsequent years.

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness 1:

Deryl M. Hurd  
Signature

Print Name: Deryl M. Hurd

Patricia Jackson a/k/a Patricia Ann Harris  
by Derrick Harris as DPOA agent

PATRICIA ANN HARRIS a/k/a  
PATRICIA JACKSON, Grantor  
By: Derrick Harris as Agent under Durable  
Power of Attorney

Witness 2:

Donald W. Hurd  
Signature

Print Name: DONALD W. HURD

STATE OF Texas )  
COUNTY OF Harris ) ss:

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of Dec, 2019, by Derrick Harris for Patricia Ann Harris a/k/a Patricia Jackson, as DPOA Agent, who is personally known to me or has produced P.O.A as identification and who did not take an oath.

[Seal/Stamp]

[Signature]  
Notary Public, State of Texas  
My commission expires: Aug - 5 - 10. 2023

