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Documentary Deed Tax \$2,450.00

THIS INSTRUMENT PREPARED BY AND RETURN TO

Chris Doty

Island Title & Escrow Agency Inc

2245 N Courtenay Pkwy

Merritt Island, FL 32953

File No **20-1046**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **28th** day of **February, 2020** by **David E. Barwick and Michele M. Barwick, husband and wife**, herein called the grantors, to **Norma I. Sepulveda, an unmarried woman** whose post office address is 1425 Hibiscus Ave, Winter Park, FL 32789, 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)

W I T N E S S E T H That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars 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, State of Florida, viz :

Lot 4, OCEAN KEY, according to the map or plat thereof, as recorded in Plat Book 51, Page 76, of the Public Records of Brevard County, Florida

Subject to easements, restrictions and reservations of record and to taxes for the year 2020 and thereafter.

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, and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**

Page Two of Warranty Deed

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

Signed, sealed and delivered in the presence of:

Nicole Febres-Cordero

Witness #1 Signature

Nicole Febres-Cordero

Witness #1 Printed Name

Elaine Mahnke

Witness #2 Signature

Elaine Mahnke

Witness #2 Printed Name

David E Barwick

David E. Barwick

8758 Palm Way, Cape Canaveral, FL 32920

Michele M Barwick

Michele M Barwick

8758 Palm Way, Cape Canaveral, FL 32920

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of February, 2020 by David E. Barwick and Michele M Barwick who are personally known to me or have produced

driver licenses as identification.

SEAL



ELAINE E MAHNKE
MY COMMISSION # GG 076272
EXPIRES April 20, 2021
Bonded Thru Budget Notary Services

Elaine E Mahnke

Notary Public

Printed Notary Name

My Commission Expires: