

Prepared by and return to:

Bradley White
WhiteBird
730 East Strawbridge Avenue
Melbourne, FL 32901
(321) 327-5580
File No 490-00002

Parcel Identification No 27-38-30-EW-A-6.26

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of March, 2020 between Zaki Elmaghraby a/k/a Zaki M. Elmaghraby and Janine F. Elmaghraby, husband and wife, whose post office address is 6630 Still Point Dr., Melbourne, FL 32940, of the County of Brevard, State of Florida, Grantors, to Barbara C. Wall-Scanlon, a single woman, whose post office address is 16 Marina Isles Boulevard, Unit F, Indian Harbour Beach, FL 32937, of the County of Brevard, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard, Florida, to-wit:

Unit 305 of The Commodore Club, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2257, Page(s) 2674, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements.

And together with the exclusive right to use the limited common elements known as parking garage space number 41 and storage locker number 35.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, but this reference to such restrictions shall not serve to reimpose the same.

TO HAVE AND TO HOLD the same in fee simple forever.

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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

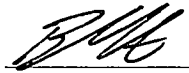
Signed, sealed and delivered in our presence:



WITNESS

Loides M. Valdivia

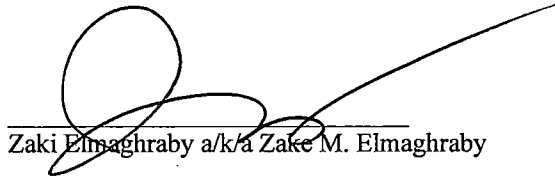
WITNESS



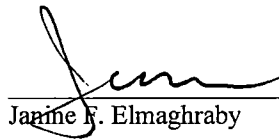
WITNESS

Brian Madanah

WITNESS



Zaki Elmaghraby a/k/a Zake M. Elmaghraby



Janine F. Elmaghraby

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 2nd day of March, 2020, by Zaki Elmaghraby a/k/a Zaki M. Elmaghraby and Janine F. Elmaghraby.

See attached

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____

Type of Identification

Produced: _____

CALIFORNIA ACKNOWLEDGMENT

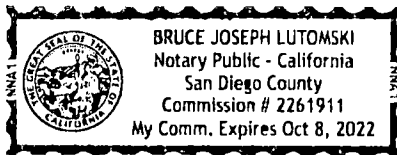
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego }On February 26th, 2020 before me, Bruce Joseph Lutomski, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Zaki Elmaghraby and Janine Elmaghraby
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____