

Prepared by & Return to
Peninsula Title Services, LLC
4888 Babcock Street NE
Palm Bay, Florida 32905
File Number 20-39214
Parcel ID Number 28-37-32-FS-288-1

Warranty Deed

Made this 16 day of April, 2020, A D By **JAMIE M. BROOKS and CHRISTINE M. BROOKS husband and wife**, hereinafter called the grantor, to **TREVOR FERNANDO ALSTON, a single man**, whose address is. 167 Goldcoast Road NE, Palm Bay, Florida 32907, 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:

Lots 1 and 2, Block 288, PORT MALABAR UNIT EIGHT, a subdivision, according to the Plat thereof, as recorded in Plat Book 14, Pages 142 through 150, 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.

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

First Witness
Printed Name

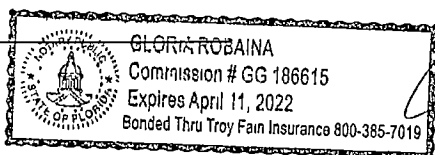
Second Witness
Printed Name

Jamie M Brooks
JAMIE M. BROOKS
Address 167 Goldcoast Road NE, Palm Bay, Florida 32907
Christine M Brooks
CHRISTINE M. BROOKS
Address 167 Goldcoast Road NE, Palm Bay, Florida 32907

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 16 day of April, 2020, by **JAMIE M. BROOKS and CHRISTINE M. BROOKS**, husband and wife, who is personally known to me or who did produce Dr. New Liden as identification

My Commission Expires:



[Signature]
NOTARY PUBLIC