

Prepared by
Peninsula Title Services, LLC
4888 Babcock Street NE
Palm Bay, Florida 32905
File Number 20-39339
Parcel ID Number 29-37-31-GV-1304-39

Warranty Deed

Made this 18 day of May, 2020, A D By **AUSTIN DEAN COOKSON A/K/A AUSTIN COOKSON and ANGILENA JEAN COOKSON, husband and wife**, whose address is. 1260 Monument Avenue SE, Palm Bay, Florida 32909, hereinafter called the grantor, to **ANGILENA JEAN COOKSON**, whose address is. 294 Titan Road SE, Palm Bay, Florida 32909, 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 39, Block 1304, PORT MALABAR UNIT TWENTY-FIVE, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 68 through 83, 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

Nancy S. Domonousky
FIRST WITNESS
Printed Name NANCY S. DOMONOUSKY

Faith Austin
SECOND WITNESS
Printed Name Faith Austin

State of Florida
County of Brevard

Austin Dean Cookson
AUSTIN DEAN COOKSON A/K/A AUSTIN COOKSON
Address 1260 Monument Avenue SE, Palm Bay, Florida 32909

Angilena Jean Cookson
ANGILENA JEAN COOKSON
Address 294 Titan Road SE, Palm Bay, Florida 32909

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 18th day of May, 2020, by AUSTIN DEAN COOKSON A/K/A AUSTIN COOKSON and ANGILENA JEAN COOKSON, husband and wife, who are personally known to me or who did produce FL Driver License as identification.

Nancy S. Domonousky
Notary Public

My commission expires.

