

Prepared by:

Michael A. Schneider, Esq.
5815 Highway 1
Suite 1
Rockledge, FL 32955

When recorded return to:

Michael A. Schneider, Esq.
Echelon Title Services, LLC
5815 Highway 1
Suite 1
Rockledge, FL 32955

(Space above this line reserved for recording office use only)

WARRANTY DEED

This Warranty Deed is made this 16th day of July, 2020, by **Joseph M. Lanasa, Jr.**, whose post office address is 1584 Stoke Park Rd., Bethlehem, PA 18017, hereinafter called the Grantor, to **Kramer Group, LLC, a Florida limited liability company**, whose post office address is 1329 Bedford Dr., Melbourne, FL 32940, hereinafter called the Grantee,

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$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:

Unit 3603, Building 6, of Three Fountains of Viera, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5589, Page 5301, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Brevard County, Florida.

The Property Appraiser's Parcel Identification Number is 26-36-04-76-A-157.

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

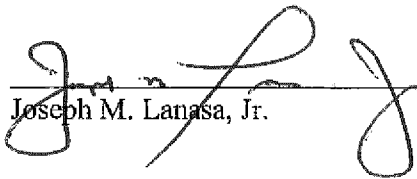
TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

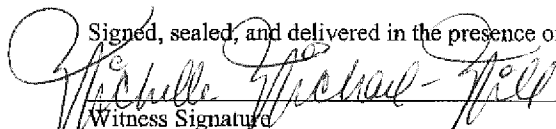
TO HAVE AND TO HOLD, the same in fee simple forever.


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 except taxes accruing subsequent to December 31, 2019.

The Grantor herein warrants and represents that the subject property is not the homestead property as defined under Florida Constitution 1968, Article X, Section 4.

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


Joseph M. Lanasa, Jr.

Signed, sealed, and delivered in the presence of:

Witness Signature
Michelle Michael-Mill
Witness Printed Name


Witness Signature
THOMAS E MICHAEL
Witness Printed Name

STATE OF PA
COUNTY OF NORTHAMPTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2020, by Joseph M. Lanasa, Jr. who is ☐ personally known to me, or ☒ produced PA DRIVER'S LIC as identification.


Notary Public Signature
Print Notary Name: Richard E. Young
My commission expires: 5/9/2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Richard E. Young, Notary Public
Hanover Twp., Northampton County
My Commission Expires May 9, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES