

Prepared by and return to:

Cyndy Little  
Supreme Title Closings, LLC  
2415 South Babcock Street  
Suite B  
Melbourne, FL 32901  
(321) 725-0115  
File No 20-06-2912

Parcel Identification No 26-36-02-25-H-13

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## WARRANTY DEED

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

This indenture made the 17th day of August, 2020 between **Donald W. Galorneau, Jr., a single man**, whose post office address is **1346 Ballinton Drive, Melbourne, FL 32940**, of the County of Brevard, State of Florida, Grantor, to **Chelsea Johansen, an unmarried woman and Sarah Strunk, an unmarried woman**, whose post office address is **255 South Tropical Trail, AA2, Merritt Island, FL 32952**, of the County of Brevard, State of Florida, Grantees:

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

Lot 13, Block 11, Capron Ridge Phase Two, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 31 through 33, inclusive, of the Public Records of Brevard County, Florida.

**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.

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

**And** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Z Padilla  
WITNESS  
PRINT NAME: **Zobeida Padilla**

Donald W. Galorneau, Jr.  
Donald W. Galorneau, Jr.

Danielle Buckley  
WITNESS  
PRINT NAME: **Danielle Buckley**

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14<sup>th</sup> day of August, 2020, by Donald W. Galorneau, Jr..

Z Padilla  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: FL DC

