

This Instrument Prepared by and Return to
ROBIN M. PETERSEN, ESQ
Attorneys & Counselors at Law
321 Sixth Avenue
Indianapolis, Florida 32903
(321)729-0087

WARRANTY DEED

THIS WARRANTY DEED Made the 10th day of September 2020, by KEITH HOLCOMB and DEBORAH C. HOLCOMB a/k/a DEBORAH CHRISTINE HOLCOMB, husband and wife, hereinafter called the grantors, to KEITH HOLCOMB and DEBORAH CHRISTINE HOLCOMB, in their capacity as Trustees or their successor in the Holcomb Family Revocable Living Trust U/D/T 20 August 2020, and all amendments thereto with full power and authority to protect, and conserve, to sell, lease, encumber or otherwise dispose of the real property herein conveyed, whose post office address is 1651 Kinsale Court, Melbourne, FL 32940, hereinafter called the grantee (Wherever used herein the terms "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 \$10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys and confirms unto the grantee, all that certain land situate in BREVARD County, FLORIDA, viz

Property Address 1651 Kinsale Court, Melbourne, FL 32940

Lot 13, Block J, CAPRON RIDGE PHASE TWO, according to the map or plat thereof, recorded in Plat Book 52, Pages 31 through 33, inclusive, of the Public Records of Brevard County, Florida

Parcel ID # 26-36-02-25-J-13

BEING all that real property conveyed to KEITH HOLCOMB and DEBORAH C. HOLCOMB, by that deed recorded in Official Records Book #6959, Page #2474 of the Public Records of Brevard County, Florida, reference to which is hereby made for more complete description

SUBJECT TO KEITH HOLCOMB and DEBORAH CHRISTINE HOLCOMB's right to continue in possession of and occupy the premises as the continuing homestead of KEITH HOLCOMB and DEBORAH CHRISTINE HOLCOMB, with all continuing disability and other exemptions applicable to them

SUBJECT TO ANY RESTRICTIONS, LIENS OR MORTGAGES OF RECORD.

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by Grantor. Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented

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

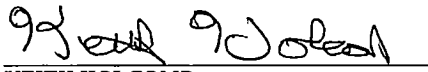
SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any taxes and assessments for the year 2020 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any

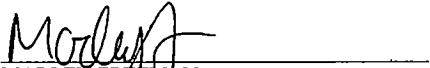
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except any items referenced above

IN WITNESS WHEREOF, the said grantor has hereunto set their hand and seal the day and year first above written

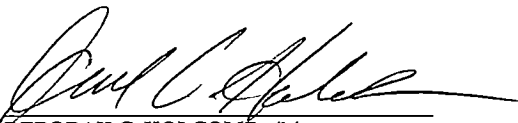
Signed, sealed and delivered in our presence


DANIELLE DEACON


KEITH HOLCOMB
1651 Kinsale Court
Melbourne, FL 32940


MARLEY FREEMAN


DANIELLE DEACON


DEBORAH C. HOLCOMB a/k/a
DEBORAH CHRISTINE HOLCOMB
1651 Kinsale Court
Melbourne, FL 32940


MARLEY FREEMAN

STATE OF FLORIDA
COUNTY OF BREVARD

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence KEITH HOLCOMB and DEBORAH C. HOLCOMB a/k/a DEBORAH CHRISTINE HOLCOMB, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed same, that I relied upon the following form of identification of the above-named persons FLDL and that an oath was taken

Witness my hand and official seal in the County and State last aforesaid this 10th day of September 2020


NOTARY PUBLIC
MY COMMISSION EXPIRES:

