



Prepared by: Danielle M. Sells
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 1722020-08324

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This Warranty Deed

Made this 15 day of September, 2020 by Joan R. Shooks, a unmarried widow and surviving spouse of Donald A. Shooks hereinafter called the Grantor, to John F. Smith and Kelly P. Smith, Husband And Wife, whose post office address is: 5186 Royal Paddock Way, Merritt Island, FL 32953, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Brevard County, Florida, viz:

Lot 9, Block A, CHASE HAMMOCK LAKES, according to the plat thereof, recorded in Plat Book 50, Page 43, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 23-36-25-25-A-9

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]
Witness: (Signature)

Print Name: Maggie Ostergard

[Signature]
Witness: (Signature)

Print Name: Rosa Bello Matte

State of Florida
County of Brevard

Joan R Shooks
Joan R. Shooks
8663 Villanova Dr
Cape Canaveral, FL 32920

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of September, 2020, by Joan R. Shooks, who: ☐ is personally known to me or ☒ produced AL 011 as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: Maggie Ostergard
My Commission Expires: 2-22-2024
Stamp/Seal:

