

Prepared by:

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

When recorded return to:

Michael A. Schneider, Esq.
E 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 3 day of December, 2020, by **Brandy Sky Griffith f/k/a Brandon S. Griffith and Lisa Griffith, husband and wife**, whose post office address is 16448 Van Wagoner Road, Spring Lake, MI 49456, hereinafter called the Grantor, to **Jonathan Paulin and Mary Elizabeth Paulin, husband and wife**, whose post office address is 3354 Cloudberry Place, 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:

Lot 23, Block "C", DEER LAKES PHASE 2, according to the Plat thereof, as recorded in Plat Book 49, Pages 23 and 24, of the Public Records of Brevard County, Florida.

The Property Appraiser's Parcel Identification Number is 26-36-25-02-C-23.

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.

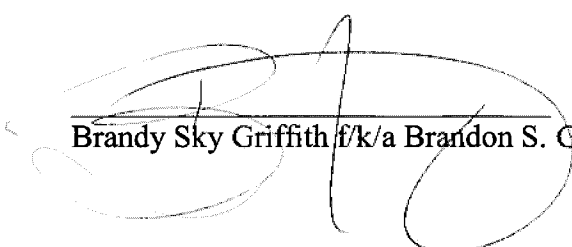
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 2020.

ETSL-2020-1141

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

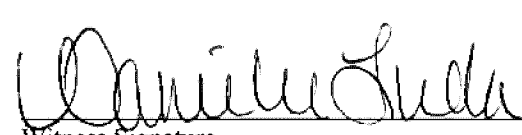

Brandy Sky Griffith f/k/a Brandon S. Griffith

Signed, sealed, and delivered in the presence of:


Witness Signature

Luanne Reinhardt

Witness Printed Name

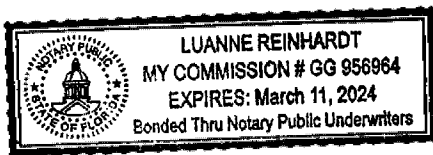

Witness Signature

Danielle Luda

Witness Printed Name

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of December, 2020, by Brandy Sky Griffith f/k/a Brandon S. Griffith who is ☐ personally known to me, or ☒ produced FNU as identification.




Notary Public Signature

Print Notary Name: Luanne Reinhardt

My commission expires: 3-11-24

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

Lisa Griffith
Lisa Griffith

Signed, sealed, and delivered in the presence of:

[Signature]
Witness Signature
Kelsey Dushane
Witness Printed Name

[Signature]
Witness Signature
Crista McLaren
Witness Printed Name

STATE OF Michigan
COUNTY OF Ottawa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of November, 2020, by Lisa Griffith who is ☐ personally known to me, or ☒ produced drivers license as identification.

[Signature]
Notary Public Signature
Print Notary Name: Kelsey Dushane
My commission expires: 05/21/2026

