

Prepared by and return to:

Marisol Vallejo

President

MV Title, Inc.

3105 NW 107th Avenue Suite 400

Miami, FL 33172

786-913-6043

File Number: 20-247

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of **December, 2020** between **Angelina Desvars, a single woman** whose post office address is **6255 SW 39th Street, Miami, FL 33155**, grantor, and **Donald Vitale** whose post office address is **766 SE Portage Avenue, Port Saint Lucie, FL 34984**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

Lot 3, Block 844, Port Malabar Unit Seventeen, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 99 through 108, inclusive, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 29-37-21-GQ-844-3

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, except taxes accruing subsequent to **December 31, 2020**.

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:

Witness Name: Yisel Diaz

Witness Name: Irene Longo

Angelina Desvars (Seal)
Angelina Desvars

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of December, 2020 by Angelina Desvars, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Irene Longo
Notary Public

Printed Name: Irene Longo

My Commission Expires: August 29, 2023

