

Prepared by and Return To:

Linda Martin
Majesty Title Services, a division of LandCastle Title
Group, LLC
1400 North Highway A1A, Suite 106
Indialantic, FL 32903

Order No.: ML092012010

APN/Parcel ID(s): 27-37-13-00-776.5

WARRANTY DEED

THIS WARRANTY DEED dated January 22, 2021, by Advanta IRA Services LLC, a Florida Limited Liability Company FBO Liliانا Ponader IRA [REDACTED] as to a 60% undivided interest and Advanta IRA Services LLC, a Florida Limited Liability Company FBO Liliانا Ponader IRA [REDACTED] as to a 40% undivided interest, hereinafter called the grantor, to Maureen Cassidy, an unmarried woman, whose post office address is 2700 N. Highway A1A, Unit #12-110, Indialantic, FL 32903, 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 Ten And No/100 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 the certain land situated in the County of Brevard, State of Florida, to wit:

Unit 12-110 aka Unit 12, Building 110, of Palm Colony Club Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1426, Page 88, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Brevard County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2019.



WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


Witness Signature

Jason Smith
Print Name


Witness Signature

Chris Hemmer
Print Name


Advanta IRA Services LLC, a Florida Limited Liability Company FBO Liliana Ponader IRA [REDACTED] as to a 60% undivided interest and Advanta IRA Services LLC, a Florida Limited Liability Company FBO Liliana Ponader IRA [REDACTED] as to a 40% undivided interest

BY: , *ms*
Robert Koerner
Authorized Signatory

Address: 13191 Starkey Rd, Ste 2
Largo, FL 33773

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of January, 2021, by Robert Koerner, Authorized Signatory for Advanta IRA Services LLC, a Florida Limited Liability Company FBO Liliana Ponader IRA [REDACTED] as to a 60% undivided interest and Advanta IRA Services LLC, a Florida Limited Liability Company FBO Liliana Ponader IRA [REDACTED] as to a 40% undivided interest, to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.


NOTARY PUBLIC
My Commission Expires: 10/16/24

