

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**

Peter R. Ray, Esquire  
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen  
712 US Highway One, Suite 400  
North Palm Beach, FL 33408

Our File No.: **51266023**

Property Appraisers Parcel Identification (Folio) Number:

**2845097**

Consideration for this transaction is \$202,000.00 and Florida Documentary Stamps in the amount of **\$1,414.00** have been paid hereon.

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## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 11th day of February, 2021 by KATHY JEFFERSON, a single woman, whose post office address is 2025 Fallon Blvd NE, Palm Bay, FL 32907 herein called the Grantor, to KAYLA MARSHALL, a single woman, whose post office address is 2025 Fallon Blvd NE, Palm Bay, FL 32907, 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 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**LOT 10, BLOCK 117, PORT MALABAR UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 116 THROUGH 124, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.**

**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, and hereby 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Victoria A. White

Witness #1 Signature

Victoria A. White

Witness #1 Printed Name

Tully White

Witness #2 Signature

Tully White

Witness #2 Printed Name

Kathy Jefferson (Seal)  
KATHY JEFFERSON

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February, 2021 by KATHY JEFFERSON, who appeared by ☒ physical presence or ☐ online notarization and has produced FL D-12 as identification and who ☐ did ☐ did not take an oath.

SEAL

Victoria A. White  
Notary Public  
Victoria A. White  
Printed Notary Name

My commission expires:

