

Prepared by and return to:

April Dodd
Supreme Title Closings, LLC
38 Suntree Place
Suite 2
Melbourne, FL 32940

File No 21-02-1605

Parcel Identification No 25-37-02-CL-00000.0-010J.07

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of March, 2021 between Elizabeth B. Estanislao, Individually and as Trustee of The Elizabeth B. Estanislao Trust dated April 24, 1991, whose post office address is 37 Fairview Road, Quincy, MA 02169, of the County of , Commonwealth of Massachusetts, Grantor, to Craig Derek Oren, a single man, whose post office address is 1782 Taylors Creek Road, Weems, VA 22576, of the County of Lancaster, Commonwealth of Virginia, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

The Condominium Parcel known as Unit. No. 1007, 2100 TOWERS, a Condominium, together with an undivided interest in the common elements, according to the Declaration thereof, recorded in Official Records Book 1480, Pages 361 through 424, inclusive, and the amended Declaration of Condominium recorded in Official Records Book 1539, Pages 1 through 72, inclusive, and as further amended in Official Records Book 1632, Pages 388 through 396, inclusive, and Official Records Book 1829, Pages 122 through 131, inclusive, Public Records of Brevard County, Florida, plus enclosed Parking Space No. 9, recorded in Official Records Book 2611, Page 1241, Public records of Brevard County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 37 Fairview Road, Quincy, MA 02169.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

✻

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS

PRINT NAME: CARACO SORICELLI

The Elizabeth B. Estanislao Trust dated April 24, 1991

By: Elizabeth B. Estanislao Trustee
Elizabeth B. Estanislao, Individually and as Trustee

[Signature]
WITNESS

PRINT NAME: Vanessa L Ramirez

STATE OF MA
COUNTY OF Norfolk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 12th day of March, 2021, by Elizabeth B. Estanislao, Individually and as Trustee of The Elizabeth B. Estanislao Trust dated April 24, 1991.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary Vanessa L Ramirez, Notary Public

Personally Known: _____ OR Produced Identification: [initials]
Type of Identification
Produced: MA 102

