

Prepared by and return to:

Laurie A. Druckenmiller  
Supreme Title Closings, LLC  
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Suite B  
Melbourne, FL 32901  
(321) 725-0115  
File No 21-02-1444

Parcel Identification No 26-36-24-NI-\*-134

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## WARRANTY DEED

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

**This indenture made the 19th day of March, 2021 between Marc Raymond Duste and Helen Margaret Archer-Duste, husband and wife**, whose post office address is **472 Marietta Drive, San Francisco, CA 94127**, of the County of San Francisco, State of California, Grantors, to **Fanny Dadisman, a widow**, whose post office address is **760 Pine Island Drive, Melbourne, FL 32940**, of the County of Brevard, State of Florida, Grantee:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 134, The Courtyards Suntree Planned Unit Development Stage 5, Tract 62, Unit Three, according to the map or plat thereof, as recorded in Plat Book 32, Page(s) 1 and 2, of the Public Records of Brevard County, Florida.

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

**Subject to** taxes for 2021 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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Garcia

WITNESS

PRINT NAME: Dennis F. Pastones

STATE OF

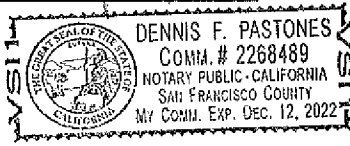
COUNTY OF California  
San Francisco

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 15th day of March, 2021, by Marc Raymond Duste and Helen Margaret Archer-Duste.

Signature of Notary Public

Print Name: Dennis F. Pastones

(seal)



Personally Known: \_\_\_\_\_ OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: California Driver License