

Prepared By and Return To:

Star Title Partners of Cocoa Beach LLC
1980 N Atlantic Ave , Suite 304
Cocoa Beach , FL 32931

Order No.: SC21-0337

Property Appraiser's Parcel I.D. (folio) Number:
29-37-16-GR-915-14

WARRANTY DEED

THIS WARRANTY DEED dated April 8, 2021, by James Patrick Bankston, whose post office address is 10859 Morning Star Drive, La Mesa, California 91941 (the "Grantor"), to Joel Batista Freitas and Joel Batista Freitas, whose post office address is 1317 Towton Street Southeast, Palm Bay, Florida, 32909 (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 Thirteen Thousand And No/100 Dollars (\$13,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of BREVARD, State of Florida, viz:

Lot 14, Block 915, of Port Malabar Unit Eighteen, according to the plat as recorded in Plat Book 15, Pages 109 through 119, of the Public Records, Brevard County.

Grantor warrants 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 residence.

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

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: .

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

James Patrick Bankston
James Patrick Bankston

Grantor Address:
10859 Morning Star Drive
La Mesa, CA 91941

Signed, sealed and delivered in presence of:

Summer Yousif
Witness Signature

Summer Yousif
Printed Name of First Witness

[Signature]
Witness Signature

Melody Narsisyan Kelmdsef
Printed Name of Second Witness

STATE OF

COUNTY OF

I, _____, a Notary Public for the County of _____ and State of _____, do hereby certify that James Patrick Bankston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ of April, 2021.

Notary Public

My Commission Expires:

(SEAL)

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

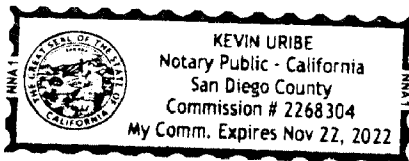
State of California

County of San Diego }On 04/08/2021 before me, Kevin Uribe (Notary Public)
Date Here Insert Name and Title of the Officerpersonally appeared James Patrick Bankston
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf of which the person~~s~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: 04/08/2021 Number of Pages: 2Signer(s) Other Than Named Above: NIA

Capacity(ies) Claimed by Signer(s)

Signer's Name: James Patrick Bankston Signer's Name: _____☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator☐ Other: _____ ☐ Other: _____Signer is Representing: Self Signer is Representing: _____