

Prepared by and return to:

Cyndy Little  
Supreme Title Closings, LLC  
2415 South Babcock Street  
Suite B  
Melbourne, FL 32901  
(321) 725-0115  
File No 21-04-2433

Parcel Identification No 26-36-08-50-G-15

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## WARRANTY DEED

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

This indenture made the 27th day of April, 2021 between Myrtle Henry, a single woman, Individually and as Trustee of The Myrtle Henry Trust dated July 22, 2019, whose post office address is 6942 Premonition Drive, Melbourne, FL 32940, of the County of Brevard, Florida, Grantor, to Maureen Neary, whose post office address is 277 Grand Canal Drive, Poinciana FL 34759, of the County of Poinciana, State of Florida, 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:

Lot 15, Block G, Heritage Isle P.U.D. - Phase 2, according to the map or plat thereof, as recorded in Plat Book 51, Page(s) 81 through 83, inclusive, 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 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:

John Blake  
WITNESS  
PRINT NAME: John Blake

Cynthia Little  
WITNESS  
PRINT NAME: Cynthia Little

The Myrtle Henry Trust dated July 22, 2019

By: Myrtle Henry  
Myrtle Henry, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or ( ) online notarization this 27th day of April, 2021, by Myrtle Henry, a single woman, Individually and as Trustee of The Myrtle Henry Trust dated July 22, 2019.

Cynthia Little  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



CYNTHIA J. LITTLE  
Commission # GG 325003  
Expires June 30, 2023  
Bonded Thru Budget Notary Services

Personally Known: X OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_