

THIS INSTRUMENT PREPARED BY AND RETURN TO:
TJC
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
712 US Highway One Suite 400
North Palm Beach, FL 33408
Property Appraisers Parcel Identification (Folio)
Numbers: **30-38-11-00-296**

The actual purchase price or other valuable consideration paid
for the real property or interest conveyed by this instrument
is **\$120,000.00**.

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 29 day of **April, 2021** by **Naomi Sweeting, a single woman**, called the Grantor, to **Kevin P. Bailey and Michele P. Bailey, husband and wife**, whose post office address is **PO Box 341, Little Mill Road, FL 08214**, hereinafter called the Grantees:

(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)

W I T N E S S E T H: 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.:

Parcel C:

That portion of the Northwest 1/4 of Section 11, Township 30 South, Range 38 East, Brevard County, Florida, described as follows, commence at the Southeast corner of Lot 1, Block A, Snug Harbor Village Section One, according to the Plat thereof, recorded in Plat Book 29, Pages 29 through 31 of the Public Records of Brevard County, Florida, thence run North 26 degrees 30 minutes 06 seconds West, along the East line of said lot 1, a distance of 136.40 feet, to the Northeast corner of said Lot 1, on the southerly right of way line of Algonquin Place, as shown on said plat of Snug Harbor Village Section One, thence South 89 degrees 56 minutes 12 seconds East along the southerly right of way line of said Algonquin Place, a distance of 41.19 feet, to the Easterly right of way line of Agawam Road, as shown on the Plat of said Snug Harbor Village Section One, thence run North 28 degrees 00 minutes 19 seconds West, along the Easterly right of way line of said Agawam Road, a distance of 96.59 feet, to the Point of Beginning, thence continue North 28 degrees 00 minutes 19 seconds West, along the Easterly right of way line of said Agawam Road, a distance of 77.04 feet, thence run North 61 degrees 54 minutes 23 seconds East, a distance of 110.69 feet, to the Westerly right of way line of US Highway No. 1 (also known as Florida State Road No. 5), a 143 foot wide right of way, thence run South 28 degrees 00 minutes 19 seconds East, along the Westerly right of way line of said US Highway No. 1, a distance of 77.21 feet, thence run South 61 degrees 59 minutes 41 seconds West, a distance of 110.69 feet, to the Point of Beginning.

Parcel C-1:

That portion of the Northwest 1/4 of Section 11, Township 30 South, Range 38 East, Brevard County, Florida, described as follows, commence at the Southeast corner of Lot 1, Block A, Snug Harbor Village Section One, according to the Plat thereof, recorded in Plat Book 29, Pages 29 through 31 of the Public Records of Brevard County, Florida, thence run North 26 degrees 30 minutes 06 seconds West, along the East line of said Lot 1, a

distance of 136.40 feet, to the Northeast corner of said Lot 1 on the southerly right of way line of Algonquin Place, as shown on said plat of Snug Harbor Village Section One, thence South 89 degrees 56 minutes 12 seconds East along the southerly right of way line of said Algonquin Place, a distance of 41.19 feet, to the Easterly right of way line of Agawam Road, as shown on the Plat of said Snug Harbor Village Section One, thence run North 28 degrees 00 minutes 19 seconds West, along the Easterly right of way line of said Agawam Road, a distance of 96.59 feet, thence run North 61 degrees 59 minutes 41 seconds East, a distance of 253.69 feet, to the Easterly right of way line of US Highway No. 1 (also known as Florida State Road No. 5) a 143 foot wide right of way, and the Point of Beginning, thence run North 26 degrees 00 minutes 19 seconds West, along the Easterly right of way line of said US Highway No. 1, a distance of 77.44 feet, thence run North 61 degrees 54 minutes 23 seconds East, a distance of 46.23 feet, more or less to the Mean High Water Line of the Indian River, thence South 30 degrees 40 minutes 00 seconds East along said Mean High Water Line of the Indian River, a distance of 10.26 feet, thence continuing South 25 degrees 41 minutes 37 East, along said Mean High Water Line of the Indian River, a distance of 67.31 feet, thence run South 61 degrees 59 minutes 41 seconds West, a distance of 43.99 feet to the Point of Beginning.

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.

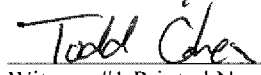
AND, the Grantors warrant the title to said land, subject to all matters above and will defend the same against the lawful claims of all persons whomsoever.

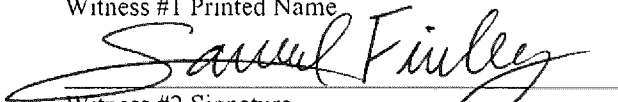
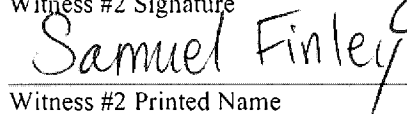
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature


Naomi Sweeting

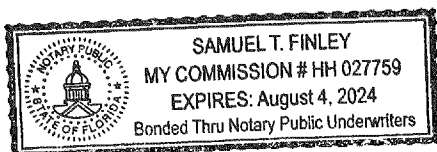

Witness #1 Printed Name

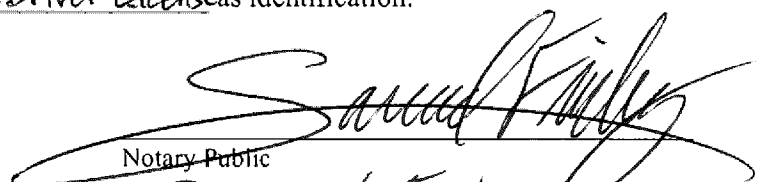
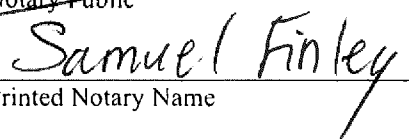

Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28 day of April, 2021 by Naomi Sweeting, who is personally known to me or has produced FL Driver License as identification.

SEAL




Notary Public

Printed Notary Name