

This Instrument prepared by and return to:  
Danielle Rogers  
Alliance Title Insurance Agency, Inc.  
33-C Suntree Place  
Melbourne, FL 32940  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
26-36-01-50-C-23  
File No.: 121030097

## WARRANTY DEED

**This Warranty Deed**, Made the 3rd day of May, 2021, by  
**Michael D. Brubaker and Kristine M. Brubaker, as husband and wife and as Co-Trustees of the Michael D. Brubaker Revocable Trust under revocable trust agreement dated June 30, 2020 and and Co-Trustees of the Kristine M. Brubaker Revocable Trust under revocable trust agreement dated June 30, 2020**,  
whose post office address is: **1041 Italia Court, Melbourne, FL 32940**,  
hereinafter called the "Grantor", to  
**Allison Oncel**,  
whose post office address is: **1285 Fuji Drive, Melbourne, FL 32940**,  
hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollar(s) (\$10.00) 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, Florida, to wit:

A parcel of land, lying and being in Section 01, Township 26 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 22, Block C, San Marino Estates as recorded in Plat Book 58, Pages 27-31 of the Public Records of Brevard County, Florida. Thence run N84°02'51"E a distance of 247.54 feet; thence run S38°57'09"E a distance of 33.09 feet along the South line of Tract "A"; thence run S50°47'14"W a distance of 147.20 feet to the NE corner of Lot 24, Block C; thence run N77°57'09"W a distance of 145.13 feet; thence continue along a curve have a central angle of 14°57'36", a radius of 245.00 and an arc length of 63.97 feet to the Point of Beginning.

THE SUBJECT PROPERTY IS VACANT, UNIMPROVED LAND.

**The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

**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 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 2020, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Signature]  
Printed Name: Jennifer Farris      [Signature] Michael D. Brubaker, Trustee as Trustee individually and

Witness Signature: [Signature]  
Printed Name: Danielle Rogers      [Signature] Kristine M. Brubaker, Trustee individually and as trustee

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of May, 2021 by Michael D. Brubaker and Kristine M. Brubaker, as husband and wife and as Co-Trustees of the Michael D. Brubaker Revocable Trust under revocable trust agreement dated June 30, 2020 and and Co-Trustees of the Kristine M. Brubaker Revocable Trust under revocable trust agreement dated June 30, 2020. He/She/They is/are ☐ Personally Known OR ☐ Produced \_\_\_\_\_ as Identification.

[Signature]  
Notary Public Signature \_\_\_\_\_ (SEAL)  
Printed Name: Danielle Rogers  
My Commission Expires: \_\_\_\_\_



☐ Online Notary (Check Box if acknowledgment done by Online Notarization)