

Prepared by and return to:

Marc Shomberg
Cooperative Title Agency of Florida, Inc.
9700 Griffin Road
Cooper City, FL 33328
(954) 392-9994
File No 21-636
Parcel Identification No 29-37-18-JR-2675-15

WARRANTY DEED

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

This indenture made the 14th day of May, 2021 between **Nina R. Merciadiez, Individually and as Successor Trustee of William H. Geist and Nina Geist Family Revocable Living Trust dated January 31, 1997**, whose post office address is **460 East Woodbridge Avenue, Avenel, NJ 07001**, Grantor, to **Luis Betances and Giselle Betances, husband and wife**, whose post office address is **412 Godfrey Road Southeast, Palm Bay, FL 32909**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Brevard, Florida, to-wit:

Lot 15, in Block 2675, of PORT MALABAR UNIT FIFTY, according to the Plat thereof, as recorded in Plat Book 23, Pages 4 through 21, of the Public Records of Brevard County, Florida.

Parcel Identification No. 29-37-18-JR-2675-15

Street Address: 412 Godfrey Road Southeast, Palm Bay, FL 32909

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

Subject to taxes for current 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 Grantees 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.

WARRANTY DEED

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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:

Kristie Hernandez
WITNESS

Print name: Kristie Hernandez

Katie Hernandez
WITNESS

Print name: Katie Hernandez

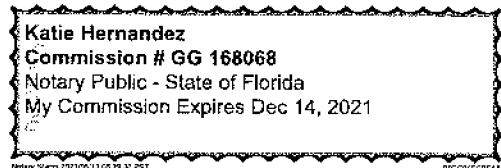
William H. Geist and Nina Geist Family Revocable
Living Trust dated January 31, 1997

By: Nina R. Merciadetz
Nina R. Merciadetz, Individually and as
Successor Trustee

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 13th day of May, 2021, by Nina R. Merciadetz, Individually and as Successor Trustee of William H. Geist Family Revocable Living Trust Dated 01/31/1997.

Katie Hernandez
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: NJDL

