

Prepared by:

DONNA HARRIS

International Title and Escrow, Co., LLC

226 N. Atlantic Avenue

Cocoa Beach, Florida 32931

File Number: IT21-0517

General Warranty Deed

Made this 6/30, 2021 A.D., By **WAYMAR, LLLP, a Florida Limited Partnership**, whose post office address is: 1909 N COCOA BLVD., Cocoa, Florida 32922, hereinafter called the grantor, to **DOROTHY D. ASHLEY, a single person**, whose post office address is: 3395 S Atlantic Ave., Cocoa Beach, Florida 32931, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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, viz:

Unit 1, Building A-4, OCEAN PARK CONDOMINIUM NORTH, a condominium, together with an undivided share in the common elements appurtenant thereto, in accordance with the Declaration of Condominium thereof, recorded in Official Records Book 2024, Pages 745 through 816, inclusive, together with any amendments thereto, of the Public Records of Brevard County, Florida.

The grantors do not reside in the subject property and the property is not adjacent to or contiguous with their homestead. Furthermore, no member of the grantor's family dependent upon them for support resides on the subject property. The address of the grantor(s): 1909 N Cocoa Blvd, Cocoa FL 32922

Parcel ID Number: **24-37-23-CG-48-5.01**

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 December 31, 2020.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

• [Signature]
 Witness Printed Name Donna Harris

WAYMAR, LLLP, a Florida Limited Partnership

• [Signature] (Seal)
 by David Hicks, General Partner

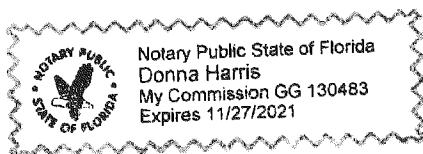
• [Signature]
 Witness Printed Name H. Crowley

• [Signature] (Seal)
 Kerry Hicks, General Partner

State of FL
 County of Brevard

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 30 day of June, 2021, by David Hicks and Kerry Hicks, General Partners of WAYMAR, LLLP, a Florida Limited Partnership, who is/are personally known to me or who has produced [Signature] as identification.

Notary Seal



Notary Public

Print Name: [Signature]

My Commission Expires: [Signature]