

Prepared by
Michelle A. Martin
Title Security and Escrow of Central Florida, Inc
1640 Highway A1A, Suite E
Satellite Beach, Florida 32937

File Number. EG7666

General Warranty Deed

Made this 30 of August, 2021 A.D By STEPHEN MENDEZ, JR., A MARRIED MAN , whose address is. 110 Chapelwood Drive, Enterprise, Alabama 36330, hereinafter called the grantor, to ADAM DANIEL MERCER, A SINGLE MAN , whose post office address is: 2545 Revolution Street, Unit 106, Melbourne, FL 32935, 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

Lot 6, Block 5, LAKE WASHINGTON TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 56, Pages 40 through 44, inclusive, of the Public Records of Brevard County, Florida

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number/Tax ID Number 2745546

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.

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:

Witness Signature [Signature]
Witness Printed Name Owen Green
Witness Signature [Signature]
Witness Printed Name Jonathan Dent

[Signature] (Seal)
Stephen Mendez, Jr.
Address 110 Chapelwood Drive, Enterprise, Alabama 36330

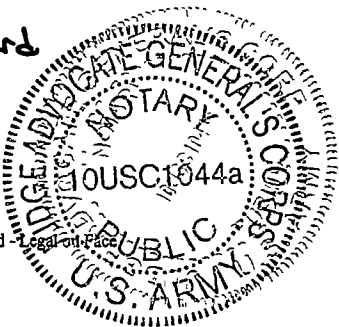
_____(Seal)
Address

Country of Germany
Providence of Wiesbaden

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 30 of Aug, 2021, by STEPHEN MENDEZ, JR., A MARRIED MAN , who is/are personally known to me or who has produced us gov ID card as identification.

Seal

With the U.S. Army in
Wiesbaden, Germany



[Signature]
Notary Public
Print Name: Owen Green
My Commission Expires: 10/31/2024

OG
PFC, USA
Paralegal

Expiration: Indefinite
Authority: 10 USC 1044