

Prepared by:
Karen DeLeo
The Title Station, Inc.
3200 North Wickham Road #7
Melbourne, Florida 32935

File Number: 21-1421
\$165,000.00 - sales price

General Warranty Deed

Made this December 14, 2021 A.D. By **Richard King**, whose address is 1 Portsmouth Dr., Toms River, New Jersey 08757, hereinafter called the grantor, to **Hector Enrique Rodriguez Perez, Jr., an unmarried adult**, whose post office address is: 1630 Waldrep St. SE, Palm Bay, Florida 32909, 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 8, Block 942, Port Malabar Unit Eighteen, according to the map or plat thereof, recorded in Plat Book 15, Page(s) 109 through 119, Public Records of Brevard County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 29-37-21-GR-942-8

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:

Ruth DeVivi
 Witness Printed Name Ruth DeVivi

Richard King (Seal)
 Richard King
 Address: 1 Portsmouth Dr., Toms River, New Jersey 08757

Brianne Bruce
 Witness Printed Name Brianne Bruce

State of New Jersey
 County of Ocean

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this December 14, 2021, by Richard King, who is personally known to me or who produced driver's license as identification.

Brianne Bruce
 Notary Public
 Print Name: Brianne Bruce
 My Commission Expires: 10/26/2025

