

PREPARED BY & RETURN TO:

Name: Bill May, an employee of  
Foundation Title & Settlement Services LLC  
Address: 2425 Pineapple Avenue  
Suite 408  
Melbourne FL 32935  
File No. 22-5232

Parcel No.: 29-37-18-JR-2696-3

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **4th** day of **February, 2022**, by **ZACHARY PFEIFER** and **SABRINA PFEIFER**, husband and wife, hereinafter called the Grantors, to **DEBORAH DAWN DUNCAN**, whose post office address is **1379 Whaling Avenue SE, Palm Bay, FL 32909**, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Brevard, State of Florida, viz:

**Lot 3, Block 2696, Port Malabar Unit Fifty, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 4 through 21, inclusive, of the Public Records of Brevard County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Teresa Alessi  
Witness Signature  
Printed Name: Teresa Alessi

Amy Marie Achman  
Witness Signature  
Printed Name: Amy Marie Achman

Zachary Pfeifer L.S.  
Name: Zachary Pfeifer  
Address: 9 Meggan Court, Hastings, MN 55033

Sabrina Pfeifer L.S.  
Name: Sabrina Pfeifer  
Address: 9 Meggan Court, Hastings, MN 55033

STATE OF Minnesota  
COUNTY OF Washington

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of February, 2022, by Zachary Pfeifer and Sabrina Pfeifer, who are personally known to me or who have produced Florida Drivers License as identification.

Amy Marie Achman  
Signature of Notary  
Printed Name: Amy Marie Achman  
My commission expires: 01/31/2024

