

Prepared By and Return To:

Star Title Partners of Cocoa Beach LLC
1980 N Atlantic Ave , Suite 325
Cocoa Beach , FL 32931

Order No.: SC21-1286

Property Appraiser's Parcel I.D. (folio) Number:
29-37-17-JR-2701-11

WARRANTY DEED

THIS WARRANTY DEED dated February 14, 2022, by Eyore3 Holdings LLC, a Florida limited liability company, whose post office address is 2150 Linrose Lane, Malabar, Florida 32950 (the "Grantor"), to Vern Guy Henry and Ingris Rosmery Ayala De Henry, whose post office address is 781 Simon St, Palm Bay, Florida, 32909 (the "Grantee").

(Wherever used herein the terms "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 Two Hundred Seventy-Eight Thousand And No/100 Dollars (\$278,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of BREVARD, State of Florida, viz:

Lot 11, Block 2701, 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.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 12/31/2021.

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

Signed, sealed and delivered in presence of:

Eyore3 Holdings LLC, a Florida limited liability company

BY: Nancy J. Yost

Nancy J. Yost
MGR

[Signature]
Witness Signature

Jordan Reed

Printed Name of First Witness

[Signature]
Witness Signature

Lisa A Cherland
Printed Name of Second Witness

Grantor Address:

2150 Linrose Lane
Malabar, FL 32950

STATE OF FLORIDA

COUNTY OF BREVARD

I, Lisa A Cherland, a Notary Public, do hereby certify that The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by Nancy J. Yost MGR of Eyore3 Holdings LLC, a Florida limited liability company means of physical presence, this 11th day of February, 2022, who is personally known to me or has produced Valid Photo ID as identification.

Witness my hand and official seal, this 11th day of February, 2022.

[Signature]
Notary Public Lisa A Cherland

My Commission Expires: 9/26/2023

(SEAL)

