

Prepared by and return to:

Angie Whitson  
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File No 21-1023A

Parcel Identification No 25-36-09-00-63

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 28th day of February, 2022 between Ralph S. Perrone, Sr. and Cynthia L. Perrone, husband and wife and as Trustees of Ralph S. Perrone Revocable Trust dated December 22, 1998, whose post office address is 260 North Tropical Trail, Merritt Island, FL 32953, of the County of Brevard, State of Florida, Grantor, to 1899Mursmall, LLC, a Florida Limited Liability Company, whose post office address is 5197 Beland Drive, Lake Worth, FL 33467, of the County of Palm Beach, State of Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard, Florida, to-wit:

A Parcel of land lying in the Northeast 1/4 of Section 9, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Begin at the intersection of the South right of way line of Murrell Road (a 100 foot wide right of way) with the North right of way line of Eyster Boulevard (a 110 foot wide right of way as described in Official Records Book 1529, Page 28 of the Public Records of Brevard County, Florida) and run South 89 degrees 34 minutes 10 seconds West, along said North right of way line and 60.00 feet distant North from the South line of the aforesaid Northeast 1/4, a distance of 262.98 feet; thence North 00 degrees 25 minutes 50 seconds West, perpendicular to said North right of way line, a distance of 416.74 feet to a point on said Southerly right of way line of Murrell Road, said point lying on a 560.00 foot radius curve to the right, having a radial bearing of South 31 degrees 12 minutes 49 seconds West; thence Southeasterly along said Southerly right of way line and along the arc of said curve, thru a central angle of 52 degrees 12 minutes 19 seconds, a distance of 510.25 feet to the Point of Beginning.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

~~Signed, sealed and delivered in our presence:~~

WITNESS

PRINT NAME: Angie Whitson

WITNESS

PRINT NAME: Barbara Smith

~~Ralph S. Perrone Revocable Trust dated December 22, 1998~~

By:

Ralph S. Perrone, Sr., Trustee

By:

Cynthia L. Perrone  
Cynthia L. Perrone, Trustee

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 25 day of February, 2022, by Ralph S. Perrone, Sr. and Cynthia L. Perrone, Trustees of Ralph S. Perrone Revocable Trust dated December 22, 1998.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Scott F. Murray



Personally Known: ☒ OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: \_\_\_\_\_