

PREPARED BY & RETURN TO.

Name: Renee Wiebelt, Renee@theclosingplace.com



Address: 2194 Highway A1A, Ste 105
Indian Harbour Beach, FL 32937
File No. TCP-2110025RW

Parcel No : 29-37-31-GV-1314-40

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 23rd day of March, 2022, by **LEN CLAYTON** and **CAROLYN G. HUGHES**, hereinafter called the Grantors, to **ARTURO BARCELLONA CUSTOME HOMES, LLC**, a Florida Limited Liability Company, having its principal place of business at 6525 Old Brick Rd., Ste 120-261, Windermere, FL 34786, 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:

SEE ATTACHED - EXHIBIT A FOR LEGAL

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

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

Witness #1 Signature
Printed Name: Adrienne Gerhardt

Name **LEN CLAYTON** L.S.
Address: 7907 Red Globe Ct., Seven, MD 21144

Witness #2 Signature
Printed Name: Yarnell Goodwin

STATE OF Maryland
COUNTY OF Anne Arundel

The foregoing instrument was acknowledged before me, Yarnell Goodwin ☒ physical presence or ☐ Online notarization, this 23 day of March, 2022, by **LEN CLAYTON**, who are personally known to me or who have produced MD Servers License as identification

Signature of Notary
Printed Name: Yarnell Goodwin
My commission expires October 2, 2025

(Seal) **YARNELL GOODWIN**
Notary Public
Baltimore County
Maryland
My Commission Expires Oct 02, 2025

X Charles Wilson
Witness #1 Signature
Printed Name: CHARLES Wilson

X [Signature]
Witness #2 Signature
Printed Name: Lida Qayumi

X Carolyn G. Hughes L.S.
Name: CAROLYN G. HUGHES
Address: 1160 Strawfield Ln., Great Falls, VA 40240 22066 (RD)

STATE OF Virginia
COUNTY OF Loudoun

The foregoing instrument was acknowledged before me, ☒ physical presence or ☐ online notarization, this
25th day of March, 2022, by CAROLYN G. HUGHES, who are personally known to me or who have
produced MD DL as identification.

X [Signature]
Signature of Notary
Printed Name: Lida Qayumi
My commission expires 01/31/2023

(SEA)

LIDA QAYUMI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN 31, 2023
COMMISSION # 7632834

EXHIBIT A LEGAL

Lot 14, Block 1750, Port Malabar Unit Thirty Six, according to the map or plat thereof, as recorded in Plat Book 19 Page(s) 82 through 94, inclusive, of the Public Records of Brevard County, Florida.

Lot 40, Block 1314, Port Malabar Unit Twenty Five, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 68 through 83, inclusive, of the Public Records of Brevard County, Florida.

Lot 25, Block 1319, Port Malabar Twenty Five, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 68 through 83, inclusive, of the Public Records of Brevard County, Florida.