

Prepared by and return to:

Sabdul Smith Law, PLLC
5240 Babcock Street NE #307
Palm Bay, FL 32905
(321) 557-8502
File Number: 2022-7
Purchase Price: \$130,000:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of April, 2022 between Douglas O. Maragh, a married man whose post office address is 1578 Hendrickson Street, Brooklyn, NY 11234, grantor, and Kimberly Terry Kyzar and David Lee Kyzar Jr., Husband and Wife, as an estate by the entireties with the right of survivorship whose post office address is 87 Cuyahoga Road, Lake Worth, FL 33467, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

DEER RUN LOT 57 BLOCK B

Parcel Identification Number: 30-37-16-MF-B-57

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 12/31/2021.

The property being conveyed hereby, is a vacant land and, to the best of the grantor's knowledge has never been improved upon with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever, nor was it intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's primary residence is located at 1578 Hendrickson Street, Brooklyn, NY 11234.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness

Printed Name: Daryne Smith

J. Jenkins
Witness

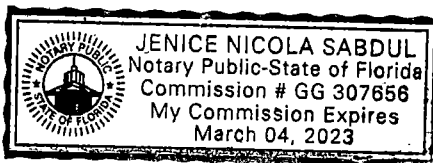
Printed Name: Jeremy Jenkins

[Signature]
Douglas O. Maragh

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of April, 2022 by Douglas O. Maragh who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: Jenice Nicola Sabdul
My Commission Expires: 03/04/2023