

Prepared by and return to:
Cushing & Dolan, P.C.
Totten Pond Road Office Park
375 Totten Pond Road, Suite 200
Waltham, MA 02451
Page 1 of 3

Parcel ID #: 28-37-32-FS-258-5

WARRANTY DEED

This Indenture, between **LYNDON P. BAGG**, whose address is 101 Hadley Street, South Hadley, MA 01075, Grantor, and **LYNDON P. BAGG** and **JUNE M. BAGG**, Managers of the **BAGG REALTY HOLDINGS LLC**, whose post office address is 101 Hadley Street, South Hadley, MA 01075, Grantees.

WITNESSETH that the Grantor, for and in consideration of the sum of ten dollars (\$10), and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Brevard State of Florida to wit:

Lot 5, Block 258, PORT MALABAR UNIT 8, A subdivision according to the Plat thereof, as recorded in Plat Book 14, Page 142, of the Public Records of Brevard County, Florida.

Subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes for the current year.

GRANTOR herein covenants that the above described property is vacant unimproved land.

Together with all tenements, hereditaments, and appurtenances thereto belonging or anyway appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land, and will

Property Address: 860 Forest Street N.E. Plam Bay FL 32907

Page 2 of 3

defend the same against the lawful claims of all persons whomsoever, and that said land is free from all encumbrances.

The real property described herein does not constitute homestead property as defined in the Constitution of the State of Florida.

No title exam was prepared.

For my title reference see deed dated July 6, 1990 and recorded in the Public Records of Brevard County at Book 3074, Page 3295.

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Page 3 of 3

WITNESS my hand and seal this ~~15~~²⁰ day of August, 2021.

[Signature]
Witness 1

LYNDON P. BAGG

LYNN PANDOSIN
Witness 1 Print Name

[Signature]
Witness 2

Roberto Fuentes
Witness 2 Print Name

STATE OF: Massachusetts

COUNTY OF: Middlesex

SUBSCRIBED and acknowledged before me by means of ☒ physical presence ☐ online notarization, the undersigned Notary Public, by **LYNDON P. BAGG**, proved to me through satisfactory evidence of identification which was ☒ photo identification ☐ personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes, all on this 20 day of August, 2021.

[Signature]
Notary Public:

My Commission Expires:

