

**Prepared By and Return To:**

DHI Title of Florida, Inc.  
1430 Culver Drive NE  
Palm Bay, FL 32907

Order No.: 106-222601109

Property Appraiser's Parcel I.D. (folio) Number:  
29-36-24-JP-1485-27

Sales Price: \$43,500.00

Documentary Stamps: \$ 297.50

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED made and entered into this 28th day of June, 2022 by **Tiffani Smith, a married woman and Glencia Joseph, an unmarried woman**, (hereinafter referred to as "Grantor"), and whose address is 8 Stacy Drive, Windsor, CT 06095, to **JJA INVESTMENTS-PALM BAY, LLC**, a Florida limited liability company, whose address is 160 W. Camino Real #238, Boca Raton, FL 33432, (hereinafter referred to as "Grantee").

**GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, AND NEITHER GRANTOR NOR GRANTOR'S SPOUSE OR DEPENDENTS RESIDE ON THE PROPERTY OR ANY LAND CONTIGUOUS THERETO, AND THE PROPERTY IS VACANT.**

**WITNESSETH:**

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in Brevard County, Florida more particularly described as follows:

**Lot 27, Block 1485, PORT MALABAR UNIT THIRTY ONE, a Subdivision, according to the plat thereof, recorded in Plat Book 17, Page 22, of the Public Records of Brevard County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

[Signatures to follow]

GENERAL WARRANTY DEED

(Continued)

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in presence of:

Emily Melgar  
Witness Signature

Emily Melgar  
Printed Name of First Witness

Valeria  
Witness Signature

Valeria Luque-Melgar  
Printed Name of Second Witness

Tiffani Smith  
Tiffani Smith

Glencia Joseph - Glencia Joseph  
Glencia Joseph

STATE OF Connecticut

COUNTY OF Hartford

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or \_\_\_\_\_ online notarization, this 25 day of June, 2022 by Tiffani Smith and Glencia Joseph. They are personally known to me or have produced a driver's license as identification.

Lisette Janangelo  
Notary Public

My Commission Expires: 12-31-2024

