

Prepared by and return to:
David Genao
Apiary Title, LLC
12301 Lake Underhill Road, Ste 213
Orlando, FL 32828
(407) 982-7261
File Number: 2022-70

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Warranty Deed

This **Warranty Deed** is made this 1st day of July 2022 between SPC Homes Inc., a Florida corporation, whose post office address is 1380 S. Narcoossee Road, Saint Cloud, FL 34771 hereinafter referred to as Grantor(s), and David Rich, Married Man, whose post office address is 146 Mediterranean Way, Indian Harbor Beach, FL 32937, hereinafter referred to as Grantee(s).

(Whenever used herein the terms "Grantors" and "Grantees" include singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Property Address: 146 Mediterranean Way, Indian Harbor Beach, FL 32937

A portion of lands described in Official Records Book 6640, Page 1528, of the Public Records of Brevard County, Florida, said land lying in Section 13, Township 27 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the South ½ of the Northwest ¼ of the Northwest ¼ of Section 13, Township 27 South, Range 37 East, said Brevard County, Florida; thence North 89 degrees 56 minutes 55 seconds West along the North line of the South ½ of the Northwest ¼ of the Northwest ¼ of said Section 13, a distance of 363.42 feet to the Point of Beginning; thence departing said North line, run South 00 degrees 00 minutes 00 seconds East a distance of 101.82 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 37.29 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 40.42 feet; thence South 73 degrees 52 minutes 25 seconds West, a distance of 57.91 feet to the Easterly line of Mediterranean Way as described in Official Records Book 6917, Page 1689; thence run North 00 degrees 00 minutes 00 seconds East along said Mediterranean Way a distance of 10.00 feet; thence North 73 degrees 53 minutes 25 seconds East a distance of 48.45 feet; thence North 01 degrees 07 minutes 48 seconds West, a distance of 29.80 feet; thence departing said Mediterranean Way, run North 44 degrees 56 minutes 55 seconds West a distance of 32.00 feet; thence North 45 degrees 03 minutes 05 seconds East a distance of 55.67 feet; thence North 00 degrees 03 minutes 05 seconds East a distance of 31.32 feet to the aforesaid North line; thence South 89 degrees 56 minutes 55 seconds East along said North line a distance of 58.73 feet to the Point of Beginning.

Parcel Identification Number: 27-37-13-00-00303

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) OR ANY MEMBER OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON.


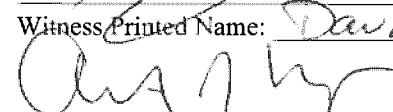
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the Grantors hereby covenants with said Grantees that the Grantors is lawfully seized of said land in fee simple; that the Grantors has good right and lawful authority to sell and convey said land; that the Grantors 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 December 31, 2021.

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

Signed, sealed and delivered in our presence:


Witness Printed Name: David Genao

Witness Printed Name: Anthony Busby

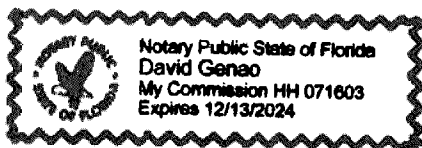
SPC Homes Inc., a Florida corporation

By: 
Name: Lazaro Rodriguez
Title: President

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me this 1st day of July 2022 by means of ☒ physical presence or ☐ online notarization by Lazaro Rodriguez as President of SPC Homes Inc., a Florida corporation, who is/are personally known to me or who produced _____ as identification and who did take an oath.

(SEAL)



Notary Public: 

Print Name: David Genao

My Commission Expires: 12-13-2024