

Prepared by and return to:

April Dodd
Supreme Title Closings, LLC
38 Suntree Place
Suite 2
Melbourne, FL 32940

File No 22-06-2656

Parcel Identification No 29-37-21-GR-00916.0-0006.00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 11th day of July, 2022 between Jose Ruben. Catana, a single man, whose post office address is PO Box 7332, Lake Worth, FL 33466, of the County of , State of Florida, Grantor, to Guirlaine Sainvil and Arnold Derilus, wife and husband and Jackson Laguerre, a single man, whose post office address is P.O. Box 7332, Lake Worth FL 33466, of the County of Brevard, Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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, Florida, to-wit:

Lot 6, Block 916, PORT MALABAR UNIT EIGHTEEN, according to the Plat thereof as recorded in Plat Book 15, Page(s) 109 through 119, of the Public Records of Brevard County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

WITNESS

PRINT NAME:

Tiffany Cal

Jose Ruben Catana

WITNESS

PRINT NAME:

Sajin Street

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of July, 2022, by Jose Ruben Catana.

Signature of Notary Public

Print/Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: VALID ID

