

Prepared by and return to:  
Mangrove Title & Legal, PLLC  
1530 U.S. Highway 1  
Rockledge, FL, 32955  
File Number: 2022-61

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## WARRANTY DEED

**This Warranty Deed** made this July 15, 2022 between **Eric Dale Oelschlager, an unmarried man** whose address is **917 Pinar Drive, Orlando, FL 32825** and **April Lynn Oelschlager a/k/a April Oelschlager Drucker, a married woman** whose address is **2926 Osmundsen Road, Madison, WI 53711, Successor Trustees of the Frank E Oelschlager and Irene K Oelschlager Trust dated July 16, 1986 and of the Frank E Oelschlager and Irene K Oelschlager Trust dated February 2, 2000, ("Grantor")**, and **Lauren E. DeRoy, a single woman**, whose address is **4110 Windover Way, Melbourne, FL 32934 ("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:

Lot 115, Magnolia Lakes Phase 2-B, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 43 and 44, of the Public Records of Brevard County, Florida.

RE: 27-36-23-04-00000.0-0115.00

**The above described property is not the homestead nor primary residence of either of the Grantors.**

**Subject to covenants, easements and restrictions of record, if any.**

**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 December 31, 2021.

**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:

Frank E Oelschlager and Irene K Oelschlager Trust dated July 16, 1986 and Frank E Oelschlager and Irene K Oelschlager Trust dated February 2, 2000

By: *Eric Dale Oelschlager*  
Eric Dale Oelschlager, Individually  
and as Successor Trustee

Witness Print Name: *Will Anderson*  
*Chelsea Anderson*  
Witness Print Name: *Chelsea Anderson*

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of July, 2022, by Eric Dale Oelschlager, Individually and as Successor Trustee of the Frank E Oelschlager and Irene K Oelschlager Trust dated July 16, 1986 and the Frank E Oelschlager and Irene K Oelschlager Trust dated February 2, 2000.

*[Signature]*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



WILLIAM L ANDERSON  
Commission # GG 246128  
Expires August 7, 2022  
Bonded Thru Budget Notary Services

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: *FL-DL*

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:

Frank E Oelschlager and Irene K Oelschlager Trust dated July 16, 1986 and Frank E Oelschlager and Irene K Oelschlager Trust dated February 2, 2000

By: April O. Drucker  
April Lynn Oelschlager a/k/a April Oelschlager Drucker  
Individually and as Successor Trustee

X [Signature]  
Witness Print Name: Daniel R. Severson

X [Signature]  
Witness Print Name: Stacey Gibson

STATE OF Wisconsin  
COUNTY OF Dane

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of July, 2022, by April Lynn Oelschlager a/k/a April Oelschlager Drucker, Individually and as Successor Trustee of the Frank E Oelschlager and Irene K Oelschlager Trust dated July 16, 1986 and the Frank E Oelschlager and Irene K Oelschlager Trust dated February 2, 2000.

[Signature] Commission #24085  
Signature of Notary Public  
Print, Type/Stamp Name of Notary Linda Lindgren Commission expires: 3/18/2025  
Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: WI Drivers License

