

**Prepared by and Return To:**

Nancy Donaldson  
Fidelity National Title of Florida, Inc.  
9685 Lake Nona Village Place, Suite 203  
Orlando, FL 32827

**Order No.:** 30-22-0374

For Documentary Stamp Tax purposes the  
consideration is \$980,000.00

APN/Parcel ID(s): 25-36-32-UI-D-9

**WARRANTY DEED**

THIS WARRANTY DEED dated August 8, 2022, by Carl T. Kuehner and Melody B. Kuehner, husband and wife, hereinafter called the grantor, to Sarah Iben and Robert Iben, wife and husband, whose post office address is 3109 Drummond Way, Rockledge, FL 32955, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Brevard, State of Florida, to wit:

Lot 9, Block D, Colfax Landing - Phase 2, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 53 through 56, inclusive, of the Public Records of Brevard County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

# **WARRANTY DEED** (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*P. Heavey*  
Witness Signature  
P. Heavey  
Print Name  
*M. Soldt*  
Witness Signature  
Mercedes Soldt  
Print Name

*Carl T. Kuehner*  
Carl T. Kuehner  
*Melody B. Kuehner*  
Melody B. Kuehner  
Address: PO Box 1034  
Mims, FL 32754

State of FL  
County of Brevard

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 5<sup>th</sup> day of August, 2022 by Carl T. Kuehner and Melody B. Kuehner, husband and wife, to me known to be the person(s) described in or who has/have produced Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

*P. Heavey*  
NOTARY PUBLIC  
My Commission Expires:

