

APN: 28-37-06-75-0000G.0-0028.00

**Recording Requested By/Return to:**  
SUMMIT SETTLEMENT SERVICES  
50 JORDAN STREET  
EAST PROVIDENCE, RI 02914

**Send Tax Notices to:**  
ROBERT RAYMOND ELSER III  
5041 FREDERICK AVENUE  
MELBOURNE, FL 32904

**Prepared by:**  
MELISSA SUE RENZA, Esq.  
1803 S KANNER HWY  
STUART, FL 34994

## **WARRANTY DEED**

For good consideration in the amount of **\$220,600.00**, I (we) **HELEN MILLS, A SINGLE WOMAN** whose mailing address is 5041 FREDERICK AVENUE, MELBOURNE FL 32904 hereby bargain, deed and convey to **ROBERT RAYMOND ELSER III, A MARRIED MAN**, whose mailing address is 5041 FREDERICK AVENUE, MELBOURNE, FL 32904, the following described land in BREVARD County, State of Florida, free and clear with WARRANTY COVENANTS; to wit:

**Lot 28, Block G, Cannova Park Section "A", according to the Plat thereof as recorded in Plat Book 12, Page 143, Public records of Brevard County, Florida.**

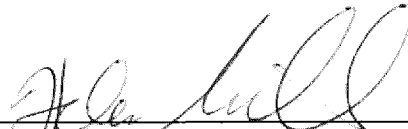
PROPERTY ADDRESS: 5041 FREDERICK AVENUE, MELBOURNE, FL 32904

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor; will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

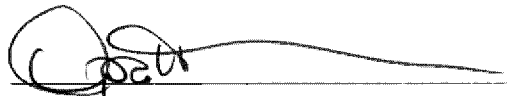
WITNESS the hands and seal of said Grantors this 18<sup>th</sup> day of August, 2022.

  
**HELEN MILLS**

Kenn Tranno  
Printed Witness Name

  
Witness Signature

Opal Herron  
Printed Witness Name

  
Witness Signature


STATE OF FLORIDA  
COUNTY OF Orange SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 18<sup>th</sup> day of August 2022, by **HELEN MILLS**.

(Seal)



  
Notary Public  
Printed Name: Opal Herron  
My Commission Expires: 09/19/2023  
Commission # GG914935

Personally Known: \_\_\_\_\_

OR Produced Identification: ✓

Type of Identification Produced: Driver license