

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South US 1
Rockledge, Florida 32955
File Number: 25586

General Warranty Deed

Made this September 14, 2022 A.D. By LAUNCH PROPERTY SOLUTIONS, LLC, a Nevada Limited Liability Company, whose address is: 34 Orange Avenue, Rockledge, Florida 32955, hereinafter called the grantor, to James R. Beale and Sally L. Beale, as Trustees of the Beale 2022 Community Property Trust u/a dated March 11, 2022, whose post office address is: 2155 Old Rome Pike, Lebanon, Tennessee 37087, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Lot 9, Block E, Maplewood Lakes Phase 1, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 83, of the Public Records of Brevard County, Florida.

Parcel ID Number: 24-35-35-28-E-9

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

Subject to taxes and assessments for the year 2022 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Sign Name Above
1st Witness Print Name Above

LAUNCH PROPERTY SOLUTIONS, LLC, a Nevada Limited Liability Company
By: James B. Boulton, MGR
Address 34 Orange Avenue, Rockledge, Florida 32955

2nd Witness Sign Name Above
2nd Witness Print Name Above
State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 14th day of September, 2022 by James B. Boulton, MGR of LAUNCH PROPERTY SOLUTIONS, LLC, a Nevada Limited Liability Company, who is/are personally known to me or who has produced Drivers License as identification.

My Commission Expires: 12-17-2022

Notary Public Sign Name Above
Notary Public Print Name Above

