

**Prepared by and when recorded return to:**

Ruth C. Rhodes, Esq.  
1751 Sarno Road, Suite 2  
Melbourne, Florida 32935

**Property Appraiser's Parcel Identification  
No. 26-36-08-75-\*-C.45**

**WARRANTY DEED  
(LADYBIRD DEED)**

October 5, 2022 **THIS WARRANTY DEED (LADYBIRD DEED)** is made on by **NORMA FAAS**, a single woman, whose post office address is 6838 Toland Dr., Apt. 207, Melbourne, Brevard County, Florida 32940, hereinafter called the Grantor, to **NORMA ANN FAAS**, for life, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, without liability for claims or debts of the remainderman, and upon the death of the life tenant, the remainder, if any, to **ROBYN F. SLATTERY**, whose address is 2150 N. Highway A1A, #310, Indialantic, Florida 32903, to **RONALD J. FAAS**, whose address is 4612 Sunny Brook Place, Grant, Florida 32949, to **RYAN JOSEPH SLATTERY**, whose address is 2197 Nolensville Pike, Nashville, Tennessee 37211, and to **PIPER NOELLE SLATTERY**, whose address is 2197 Nolensville Pike, Nashville, Tennessee 37211, as tenants-in-common, hereinafter called the Grantee.

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trust(s), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00)** and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, viz:

**UNIT NO. 207 IN BUILDING NO. B OF TERRACE II AT HERITAGE ISLE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5721 AT PAGE 3095, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS AMENDED.**

**SUBJECT TO** Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

**TOGETHER WITH** all 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 the day and year first written above.


Grantor reserves the right to divest the remainderman at anytime by subsequent deed, including but not limited to making a change of the remainderman, adding additional remainderman, or to re-convey the property solely and absolutely to Grantor outright.

**THIS WARRANTY DEED (LADYBIRD DEED) WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE AND WITHOUT A TITLE EXAMINATION OF THIS PROPERTY FOR THE BENEFIT OF THE GRANTEE. THE DESCRIPTION OF THE REAL PROPERTY USED IN THIS DOCUMENT WAS PROVIDED TO THE SCRIVENER BY THE GRANTOR AND/OR THE GRANTEE. THE DESCRIPTION IS NOT BASED ON AN HISTORICAL EXAMINATION OF THE TITLE BY THE SCRIVENER OR AN ENGINEER'S, OR OTHER, SURVEY OF THE PROPERTY DESCRIBED EXCEPT AS STATED IN THIS WARRANTY DEED (LADYBIRD DEED). SAID SCRIVENER ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT AND MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR AS TO THE NUMBER OF ACRES CONVEYED, THE BOUNDARIES OF THE LAND OR OTHERWISE. ACCORDINGLY, SCRIVENER DISCLAIMS RESPONSIBILITY OR LIABILITY WHICH MAY RESULT FROM FAILURE OF GRANTOR TO HOLD SUCH TITLE IN THE MANNER REPRESENTED. BY SIGNING THIS INSTRUMENT, GRANTOR AGREES TO THE FOREGOING SCRIVENER'S LIMITATIONS OF LIABILITY, AND BINDS GRANTEE TO SAME.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

**Signed, Sealed and Delivered  
in presence of**

  
GEORGIE DAVIS

  
NORMA FAAS

  
SAVANNA CAMPBELL


*(The remainder of this page was intentionally left blank.)*

STATE OF FLORIDA  
COUNTY OF BREVARD

§  
§  
§

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by **NORMA FAAS**, Grantor, who produced a driver's license issued by the State of Florida as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, and she identified this instrument as a Warranty Deed (Ladybird Deed) and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, and further, the foregoing instrument was subscribed before me by each of the following witnesses: **GEORGIE DAVIS**, a witness who is personally known to me, by means of ☒ physical presence or ☐ online notarization; and **SAVANNA CAMPBELL**, a witness who is personally known to me, by means of ☒ physical presence or ☐ online notarization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on October 5, 2022.

  
\_\_\_\_\_  
Notary Public

