

**PREPARED BY AND RETURN TO:**

**Jessica Dull, an employee of  
BURNT STORE TITLE of SWFL  
1133 Bal Harbor Blvd., Ste. 1129  
Punta Gorda, FL 33950**

File # 22-10767

**WARRANTY DEED**

Executed this 15 day of October, 2022, by **Adrian Bromfield, an unmarried man**, whose post office address is: **1146 E 48 Street, Brooklyn, New York 11234**, hereinafter called the grantor,

to **Win-Win Realty Solutions, LLC, a Florida Limited Liability Company**, whose post office address is: **5668 Fishhawk Crossing, Blvd Suite 133, Lithia, Florida 33547**, hereinafter called the grantee,

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the grantor, for and in consideration of the sum of \$10.00 and/or other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County of Brevard, State of Florida, to-wit:

**\*\*\*\*VACANT LAND\*\*\*\***

**Lots 4 and 5, Block 1424, Port Malabar Unit Thirty, according to the map or plat thereof, as recorded in Plat Book 17, Page 6, of the Public Records of Brevard County, Florida.**

Parcel ID Number: **29-36-36-KJ-1424-4 & 29-36-36-KJ-1424-5**

Subject to easements, restrictions, reservations, and limitations 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 whomever, 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:*

*K Adams*

Witness Printed Name Kevin Adams



(Seal)

**Adrian Bromfield**

Address: 1146 E 48 Street, Brooklyn, New York 11234

*Robin Scitescu*

Witness Printed Name Radica Jaikaran

STATE OF New York

COUNTY OF BKLYN

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of  physical presence or [ ] online notarization, this 25 day of October, 2022, by **Adrian Bromfield**, an unmarried man, who is personally known to me or who has produced NYS D.L. 588955389 as identification.

*Robin Scitescu*

Notary Public

Print Name: Radica Jaikaran

My Commission

Expires: 06/10/2026

(Notary Seal)

