

This instrument prepared by:
Michael A. Saracco, Esquire
526 Brevard Ave
Cocoa, FL 32922

WARRANTY DEED

This Warranty Deed made this 10th day of November, 2022 between Jason Hinkle and Devin Lasseter, husband and wife, whose post office address is 2510 Palomar Ave. SE, Palm Bay, FL 32909, grantor, and Scott Sherman, a single man, and Robyn Gallo, a single woman, as Joint Tenants with Rights of Survivorship, whose post office address is 2510 Palomar Ave. SE, Palm Bay, FL 32909, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of \$10.00 (Ten and 0/100) Dollars and other valuable considerations, 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 the County of Brevard, State of Florida, to wit:

Lots 2 and 3, Block 895, PORT MALABAR, UNIT TWENTY-TWO, according to the Plat thereof, recorded in Plat Book 16, Page(s) 9 through 18 of the Public Records of Brevard County, Florida

THIS PROPERTY IS THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

[Signature]
First Witness Signature

Michael Saracco

Printed Name of Witness #1

[Signature]
Second Witness Signature

Nadja Miller
Printed Name of Witness #2

[Signature]
Devin Lasseter

[Signature]
Jason Hinkle

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of NOV, 2022 by Jason Hinkle Devin Lasseter who ☐ are personally known or ☒ have produced a driver's license as identification.

[Seal]

[Signature]
Notary Public Print Name: Nadja Miller
My Commission Expires:

