

**Prepared By:**

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826 South 8th Street, Suite 3  
Sheboygan, WI 53081

**Record and Return To:**

Jenna Bamber and Sean Bamber  
966 Tamarind Cir  
Rockledge, FL 32955

**Order Number:**

72819295

**Parcel ID Number:**

25-36-16-11-\*44

**WARRANTY DEED**  
**(STATUTORY FORM SECTION 689.02, F.S.)**

This indenture, made this 23 day of November, 2022 A.D., between **DONALD J. SNYDER, JR and NANCY SNYDER**, husband and wife, whose mailing address is 15 Grape Ln, Hicksville, NY 11801, hereinafter referred to as "Grantor," whether one or more, and **JENNA BAMBER and SEAN BAMBER**, married to each other, as joint tenants with right of survivorship, whose mailing address is 966 Tamarind Cir, Rockledge, FL 32955, hereinafter referred to as "Grantee," whether one or more,

**Witnesseth** that the Grantor, for and in consideration of the sum of Two Hundred Forty Thousand Dollars and 00/100 (\$240,000.00), to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, his heirs and assigns forever, the following described land, to wit:

LOT 44, SABAL GROVE, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE(S) 48 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AND LOT 44A, A REPLAT OF TRACT "A", SABAL GROVE, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE(S) 4, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AKA: 966 Tamarind Cir, Rockledge, FL 32955

Subject to: Taxes for the year 2022 and subsequent years, not yet due and payable; Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; Conditions, agreements, restrictions, reservations, covenants, easements and limitations of record, of any, provided that this provision shall not operate to re-impose the same; Public utility easements of record; and any Declarations of Condominium and all Exhibits and Amendments thereto.

PAGE 1 of 3



PCL 72819295 WD101 01 01 03

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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PAGE 2 of 3



PCL 72819295 WD101 01 02 03

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this 23 day of November, 2022.

[Signature]  
Witness 1 Signature

MICHAEL MURPHY  
Printed Name

[Signature]  
Witness 2 Signature

JAMES EXANTUS  
Printed Name

[Signature]  
Witness 1 Signature

[Signature]  
Printed Name

[Signature]  
Witness 2 Signature

[Signature]  
Printed Name

STATE OF New York  
COUNTY OF Nassau ) ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of November, 2022, by DONALD J. SNYDER, JR and NANCY SNYDER, who is personally known to me or has produced Driver License as identification.

[Signature]  
Signature of Notary Public - State of New York  
James Exantus

Printed, Typed or Stamp Commissioned Name of Notary Public

Personally known:        OR Produced Identification: ✓  
Type of Identification Produced: NYS Driver License

