

Prepared by and return to:

**Diequez & Stoller LLC**  
**1928 South Patrick Drive**  
**Indian Harbour Beach, FL 32937**  
**321-802-3589**  
File Number: **Aiello to Mayes**

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## Warranty Deed

**This Warranty Deed** made this **30th** day of **November, 2022** between **Theresa A. Aiello, an unmarried widow, Individually and as Trustee of the Aiello Family Trust, UTD 19th day of May 2016** whose post office address is **1231 Berryhill Drive, Melbourne, FL 32934**, grantor, and **Jerry Dale Mayes and Diane Mayes, husband and wife** whose post office address is **1231 Berryhill Drive, Melbourne, FL 32934**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

**Lot 210, Magnolia Lakes Phase 2-B, according to the map or plat thereof as recorded in Plat Book 44, Page 43, Public Records of Brevard County, Florida.**

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


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

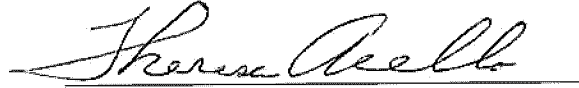
**To Have and to Hold**, the same in fee simple forever.


**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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Tracy Stoller

  
Theresa A. Aiello, Individually and as Trustee

  
Witness Name: Paul Dieguez

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28<sup>th</sup> day of November, 2022 by Theresa A. Aiello, Individually and as Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: Tracy Stoller

My Commission Expires: \_\_\_\_\_