

Prepared by:
Beth LaBella
as an employee of:
Bella Title & Escrow, Inc.
6450 North Wickham Rd Suite 106
Melbourne, Florida 32940

File Number: 22-541

General Warranty Deed

Made this December 19, 2022 , A.D. By

Kevin Terry, a single man

whose address is: 11421 Reva Rive Garden Grove, California, 92840 , hereinafter called the grantor, to

Aaron Perez La Cruz and Vanessa Gallie Carpanzano, husband and wife

whose post office address is: 1055 Venetian Drive Unit 205, Melbourne, Florida 32904, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Unit 205, Building 1055 of Venetian Village, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5510, page 6972, of the Public Records of Brevard County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 28-37-20-00-13.X

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.

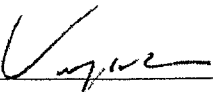
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

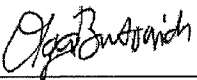
Signed, sealed and delivered in our presence:



Witness Printed Name Vanessa Paiz

Kevin Terry

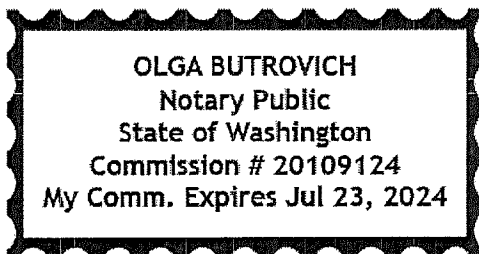
Kevin Terry

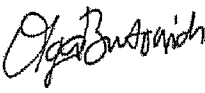


Witness Printed Name Olga Butrovich

State of Washington
COUNTY OF Pierce

The foregoing instrument was acknowledged before me by means of [] physical presence or ☒ online notarization, this December 16, 2022 by Kevin Terry who is/are personally known to me or who has produced CA driver license as identification.





Notary Public
Print Name: Olga Butrovich
My Commission Expires: 7/23/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.