

Prepared by and return to:

Supreme Title Closings, LLC
490 Centre Lake Drive NE, Suite 100B
Palm Bay, FL 32907
File No 22-12-4054

Parcel Identification No 29-37-18-JR-2717-22

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of January, 2023 between Kirk Rozeboom, a married man, whose post office address is 6640 280th Street, Hartley, IA 51346, of the County of O'Brien, State of Iowa, Grantor, to Solomon Castro and Jamie Castro, husband and Wife, whose post office address is 660 Saunders Road Southeast, Palm Bay, FL 32909, of the County of Brevard, State of Florida, Grantees:

Witnesseeth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Brevard County, Florida, to-wit:

Lot 22, Block 2717, Port Malabar Unit Fifty, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 4 through 21, inclusive, of the Public Records of Brevard County, Florida.

GRANTOR HEREIN WARRANTS AND REPRESENTS the above described property is not the homestead of said Grantor nor has it ever been the homestead of said Grantor.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Joni L. Lux
Witness 1 (SIGN)

Kirk Rozeboom
Kirk Rozeboom

Joni L. Lux
Witness 1 (PRINT)

Sheila Riedemann
Notary / Witness 2 (SIGN)

Sheila Riedemann
Notary / Witness 2 (PRINT)

STATE OF Iowa
COUNTY OF Obrien

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 25th day of January, 2023, by Kirk Rozeboom.

Sheila Riedemann
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: _____
Type of Identification _____
Produced: _____

