

Prepared by and return to:
Jennifer Hodl, an employee of:
State Title Partners LLP
300 West Fee Avenue Suite B
Melbourne, Florida 32901
File Number: STP-33177

General Warranty Deed

Made this February 2, 2023 A.D. By **Jeffrey N. Gates and Lisa M. Gates, a/k/a Lisa L. Gates, f/k/a Lisa M. Lee, husband and wife**, hereinafter called the grantor, to **Veronica Loraine Tarducci, a single adult**, whose post office address is: 231 Abello Road, Palm Bay, Florida 32909, 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 \$260,000. 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:

Lot 42, Block 2668, Port Malabar Unit Fifty, according to the Plat thereof, recorded in Plat Book 23, Page(s) 4 through 21, of the Public Records of Brevard County, Florida.

Subject to taxes and assessments for the current year and all subsequent years.
Subject to restrictions, easements, and covenants of record.
Subject to all applicable zoning rules and regulations.


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.

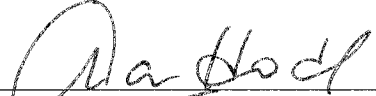
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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

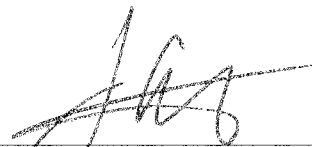
Signed, sealed and delivered in our presence:




Witness Signature
Witness Printed Name Michelle Burns



Witness Signature
Witness Printed Name Jennifer Anne Hodl



Jeffrey N. Gates
Address: 2470 Grassmere Drive, Melbourne, Florida 32904

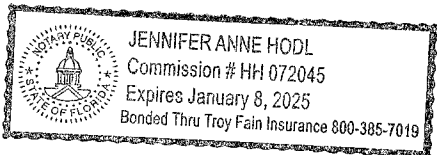


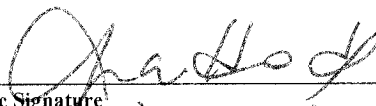
Lisa M. Gates
Address: 2470 Grassmere Drive, West Melbourne, Florida 32904

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this February 2, 2023, by Jeffrey N. Gates and Lisa M. Gates, [] who are personally known to me or [x] who have produced the following identification.: Florida IDs licenses

[Notary Seal]





Notary Public Signature
Jennifer Anne Hodl
Notary Public Printed Name
My Commission Expires: 1/8/2025