

PREPARED BY:

KRISTINA PAULTER, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

STEPHEN C JOHNSTON
SIGNATURE LEGAL, PLLC
5701 CHICAGO ROAD
SUITE C
WARREN, MI 48092

PARCEL ID NO.: 24-37-15-00-505.F

PURCHASE PRICE PAID: \$0.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.70

Warranty Deed

THIS WARRANTY DEED is made on December 6, 2022, by PATRICIA M. WINDORF, a widow, whose address is 49782 Keycove Road, Chesterfield, MI 48044 (herein, "Grantor"), to PATRICIA M. WINDORF, TRUSTEE, or any successors in trust, under the PATRICIA M. WINDORF TRUST dated December 6, 2022 and any amendments thereto, whose address is 49782 Keycove Road, Chesterfield, MI 48044 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Brevard, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 742 Bayside Drive, Unit 205B, Cape Canaveral, FL 32920

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property; **provided, however, that Grantor does hereby reserve and retain the beneficial right, use, occupancy and enjoyment of such property for Grantor's lifetime.**

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever. Grantor does hereby warrant that Grantor was continuously married to the spouse with whom Grantor acquired title to the property from the time such property was acquired until the time of such spouse's death.

EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

Witnesses:

Grantor:

Ashlyn Klaski
Witness #1 signature
Ashlyn Klaski
Printed name of witness #1

Patricia M. Windorf
Patricia M. Windorf

Stephen C Johnston
Witness #2 signature
Stephen C Johnston
Printed name of witness #2

STATE OF Michigan
COUNTY OF Macomb

This instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on December 6, 2022, by Patricia M. Windorf, ☐ who is personally known to me OR ☐ who has produced _____ as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]

Stephen C Johnston
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/13/2022

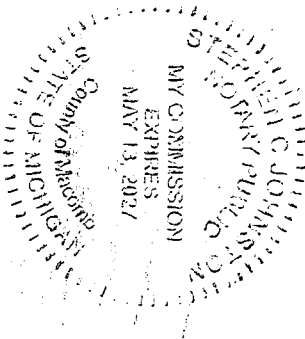


EXHIBIT A

Building B, Unit No. 206, and the exclusive use to those limited common elements described in the Declaration of Condominium as Garage No. 23 and Storage Space No. 23, which are appurtenances to said unit, in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of the Declaration of Condominium of BAYSIDE CONDOMINIUM, A Condominium as recorded in Official Records Book 4605, Page 3849 through 3967, inclusive, and all amendments thereto, of the Public Records of Brevard County, Florida.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

PATRICIA M. WINDORF, TRUSTEE
49782 Keycove Road
Chesterfield, MI 48044

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.