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Prepared by and return To:  
Angela A. Abbott, P. A.  
4420 S. Washington Avenue  
Titusville, FL 32780  
Parcel ID# 22-35-15-06-2-5.22

WARRANTY DEED

THIS WARRANTY DEED, made this 21<sup>st</sup> day of February, 2023, by WILLIAM H. ROBINSON, IV a/k/a WILLIAM ROBINSON and DAWN M. ROBINSON a/k/a DAWN ROBINSON, husband and wife, hereinafter called the Grantor, to WILLIAM H. ROBINSON, IV and DAWN M. ROBINSON, as Trustee(s) of the WILLIAM AND DAWN ROBINSON TRUST u/a/d April 7, 2011, as amended, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described herein pursuant to the provisions of Section 689.073 and all other applicable statutes of the State of Florida, whose post office address is 3203 S. Washington Avenue, Unit 901A, Titusville, FL 32780, hereinafter called the Grantee.

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, surveys and confirms unto the Grantee all that certain land, situate in BREVARD County, State of FLORIDA, viz:

Condominium Unit 901A, SOMERSET RIVERFRONT, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 5710, Page 8677, as amended from time to time, of the Public Records of Brevard County, Florida.  
TOGETHER WITH exclusive use of Parking Spaces No. A1 and garage space C13 (not a real property interest).

The parties acknowledge this document was prepared based on information provided by the Grantor and that no title search was conducted nor title insurance issued in connection with the preparation of this Deed.

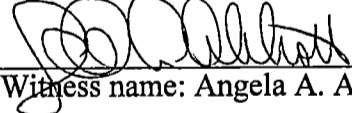
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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; and that the Grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness name: Angela A. Abbott

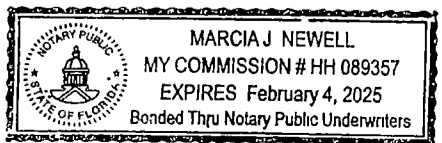
  
Witness Name: Marc E. Smith

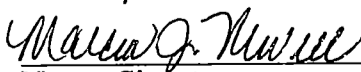
  
WILLIAM H. ROBINSON, IV a/k/a  
WILLIAM ROBINSON  
  
DAWN M. ROBINSON a/k/a  
DAWN ROBINSON  
3203 S. Washington Avenue, Unit 901A  
Titusville, FL 32780

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of X physical presence or \_\_\_\_\_ online notarization, WILLIAM H. ROBINSON, IV a/k/a WILLIAM ROBINSON and DAWN M. ROBINSON a/k/a DAWN ROBINSON, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, an oath was taken and they provided Florida Drivers' Licenses as identification. WITNESS my hand and official seal in the County and State last aforesaid this 21<sup>st</sup> day of February, 2023.

(SEAL)



  
Notary Signature  
State of Florida at Large