

Prepared by and Return to:
Nepola Yonta Attorneys At Law
4000 Hollywood Blvd Suite 765 South
Hollywood, FL 33021

PARCEL ID 27-38-31-25-0000L0-001C.04

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WARRANTY DEED

THIS WARRANTY DEED, made this 23rd day of March, 2023, by Nellie Mary Li, a single woman, hereinafter called the grantor, to Nellie Mary Li, a single woman, whose post office address is 877 N. Highway A1A #304, Indiatlantic, Fl 32903, for a life estate, without any liability for waste, and with full power and authority in said life tenant, to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, retaining the right to change and/or divest remaindermen, and upon the death of the life tenant, the remainder interest, if any to, Vivian Liotti, hereinafter called the grantees: (Wherever used herein the terms "grantor(s)" and "grantee(s)" 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 \$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, to wit:

Unit 304, of VILLAGER CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1645, Page 204, together with any amendments thereto, Public Records of Brevard County, Florida, together with Garage Space No. 41 and an undivided interest in the common elements thereto.

877 North Highway A1A, #304, Indialantic, FL 32903

Subject to all other restrictions, easements and encumbrances of record provided this recitation shall not act to reimpose the same.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantor) and acceptance (by Grantee) of this deed, the Grantor and Grantee agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been

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, 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 presence of:

Witnesses as to both:

Witness #1 *Justine Nepola*
Justine Nepola

Nellie M. Li
Nellie Mary Li

Witness #2 *Justin Nepola*
Justin Nepola

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of March, 2023 by Nellie Mary Li, who produced *The Owners LLC* as identification.

Justin Nepola
NOTARY PUBLIC/STATE OF FLORIDA

