

Return to:  
Florida Title & Guarantee Agency  
14050 NW 14th Street, Suite 110  
Sunrise, FL 33323

This Instrument Prepared  
under the supervision of:

Stephanie Feralin  
Florida Title & Guarantee Agency  
14050 NW 14th Street, Suite 110  
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:  
27-36-10-76-\*4

Our File No.: 86-23-0101

### WARRANTY DEED

This Warranty Deed made this 28<sup>th</sup> day of April, 2023 by Chad Aaron Richard and Shelley Christine Richard aka Shelly Christine Richard, a married couple, whose mailing address is 4909 Buttonwood Drive, Melbourne, FL 32940, hereinafter called the grantor(s), to Todd M. Witherow and Christine Witherow, spouses married to each other, whose post office address is 2610 Crooked Antler Dr, Melbourne, FL 32934, hereinafter called the grantee:

(Wherever used herein the terms "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(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 4, FAWN COVE, according to the plat thereof, recorded in Plat Book 42, Page 61, of the Public Records of Brevard County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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:

Nancy R Taylor  
First Witness Signature

Nancy R Taylor  
Printed Signature

Stephanie Feralin  
Second Witness Signature

Stephanie Feralin  
Printed Signature

Chad Aaron Richard  
Chad Aaron Richard

Shelley Christine Richard  
Shelley Christine Richard

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of April, 2023 by Chad Aaron Richard and Shelley Christine Richard, who has produced FLDL as Identification or is personally known to me to be the persons therein.

Stephanie Feralin  
Notary Public, State of Florida

My commission expires:  
Seal



STEPHANIE A FERLIN  
Commission # GG 940238  
Expires December 16, 2023  
Bonded Thru Budget Notary Services