

This Instrument Prepared By and Return To:

The Law Office of Jessica Lynn Silva PLLC
Jessica Lynn Silva, Esquire
1360 S. Patrick Drive, Suite 4
Satellite Beach, Florida 32937

**WARRANTY DEED
(LADYBIRD DEED)**

This WARRANTY DEED is made this 4th day of May 2023 by **CHRISTIAN JAMES LOOMIS, and MARY CATHLEEN LOOMIS**, husband and wife, whose post office address is 3464 Gatwick Manor Lane, Melbourne, Florida 32940, hereinafter called the “**Grantor**”, to **CHRISTIAN JAMES LOOMIS, and MARY CATHLEEN LOOMIS**, husband and wife, whose post office address is 3464 Gatwick Manor Lane, Melbourne, Florida 32940, **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 herein, in fee simple, **without joinder of the remaindermen**, and **with full power and authority** to retain any and all proceeds generated thereby, and **upon the deaths of both of the life tenants, the remainder, if any**, to **BRITTNY NICOLE PANTER (f/k/a BRITTNY NICOLE OTTO)**, a married woman, whose post office address is 438 38th Street, West Palm Beach, Florida 33407, and **BRIAN CHRISTOPHER OTTO**, a married man, whose post office address is 438 38th Street, Melbourne, Florida 32940, in equal shares, per stirpes as to lineal descendants, hereinafter called the “**Grantee**”.

The terms “Grantor” and “Grantee”, shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, and convey unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described lot, piece, or parcel of land, situated, lying and being in **BREVARD COUNTY, FLORIDA**, to wit:

3464 Gatwick Manor Lane, Melbourne, Florida 32940

Parcel Identification Number: 26-36-05-26-A-52

Lot 52, Block A, Gatwick Manor Subdivision, according to the map or plat thereof, as recorded in Plat Book 54, Page(s) 95 through 98, inclusive, of the Public Records of Brevard County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and taxes for this present year and subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

The property is the homestead of the Grantor. Grantor hereby certifies that the above-described property is their constitutional homestead as made and provided by the laws of the State of Florida. Grantee, **CHRISTIAN JAMES LOOMIS and MARY CATHLEEN LOOMIS**, as to life estate interest, certifies the above-described property is to **remain** homestead.


(THIS DEED WAS PREPARED AND DELIVERED TO GRANTOR HEREIN AT THE GRANTOR'S REQUEST WITHOUT THE BENEFIT OF A TITLE SEARCH. TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN NEITHER EXAMINED NOR APPROVED BY JESSICA LYNN SILVA, ESQUIRE, OR THE LAW OFFICE OF JESSICA LYNN SILVA, PLLC. NO REPRESENTATIONS, WARRANTIES OR GUARANTEES ARE MADE WITH REGARD TO THE SUBJECT PROPERTY AND JESSICA LYNN SILVA, ESQUIRE, AS ATTORNEY, DISCLAIMS ANY RESPONSIBILITY FOR STATUS OF TITLE TO THIS PROPERTY.)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use and benefit of the said Grantees forever. It is the intent of the Grantor, **CHRISTIAN JAMES LOOMIS, and MARY CATHLEEN LOOMIS**, to convey their homestead interest in said property. Grantor also reserves the unrestricted right to change or remove the remaindermen at any time, without the consent of the remaindermen, except no right is reserved or retained to dispose of the property by devise upon the deaths of both **CHRISTIAN JAMES LOOMIS and MARY CATHLEEN LOOMIS**. No remainderman shall have the right, power or authority to assign, transfer, encumber, or otherwise dispose of such interest or any part thereof until the deaths of both **CHRISTIAN JAMES LOOMIS and MARY CATHLEEN LOOMIS**. No interest in this property shall be subject to any claim, liability, attachment, execution or other process of law of any creditor of a remainderman. As to the remainder interest, if any, upon the deaths of both **CHRISTIAN JAMES LOOMIS and MARY CATHLEEN LOOMIS**, the remainder interest is to be granted to the children of **MARY CATHLEEN LOOMIS: BRITTNY NICOLE PANTER (f/k/a BRITTNY NICOLE OTTO)** and **BRIAN CHRISTOPHER OTTO**, in equal shares, per stirpes as to lineal descendants.

And, the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend same against the lawful claims of all persons whomever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor signed this Warranty Deed on the date indicated next to the Grantor's signature.


CHRISTIAN JAMES LOOMIS MAY 4, 2023


MARY CATHLEEN LOOMIS MAY 4, 2023

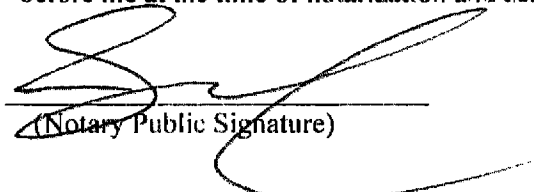

 Witness #1 – **CHRISTINA MARCUM**


 Witness #2 – **NICOLETTE PELLETIER**

**STATE OF FLORIDA
 COUNTY OF BREVARD**

Acknowledged before me, in my physical presence, on May 4, 2023, by **CHRISTIAN JAMES LOOMIS, and MARY CATHLEEN LOOMIS**, who are [] personally known to me, or ☒ who produced valid Florida Driver's Licenses as identification.

CHRISTIAN JAMES LOOMIS, and MARY CATHLEEN LOOMIS personally appeared before me at the time of notarization and acknowledged signing the foregoing document.


 (Notary Public Signature)

(SEAL)

