

Prepared by and return to:

**Ken Dawson, Esq.**  
**Attorney at Law**  
**Dawson Law, P.A.**  
**50 N. Grove Street**  
**Merritt Island, FL 32953**  
**321-986-8949**  
File Number: **23-097BR**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 17th day of May, 2023 between **Jennifer D. Crumpler and Jeffrey A. Crumpler, husband and wife, individually and as Trustees of the 7165 Ridgewood Ave Unit 13 Land Trust Agreement** whose post office address is 4035 Post Rd, Melbourne, FL 32934, grantor, and **Denise Moschetti f/k/a/ Denise Colandrea as Trustee of the JMS Revocable Trust u/t/a dated December 16, 2011, with the full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of said real property,** whose post office address is 3610 Ocean Beach Blvd., Unit 301, Cocoa Beach, FL 32931, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

**Unit No. 13, Building B of Pearl of the Sea, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5472, Page 8429, and all exhibits and amendments thereof, Public Records of Brevard County, Florida.**

**Parcel Identification Number: 24-37-23-CG-63-8.13**

**Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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; 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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sara Masters  
 Witness Name: Sara Masters  
Bobbie L. Rose  
 Witness Name: Bobbie L. Rose

Sara Masters  
 Witness Name: Sara Masters  
Bobbie L. Rose  
 Witness Name: Bobbie L. Rose

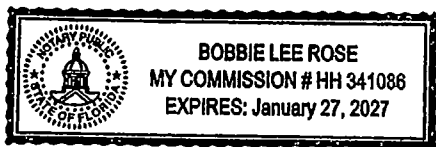
Jennifer D. Crumpler  
 Jennifer D. Crumpler, individually and as Trustee

Jeffrey A. Crumpler  
 Jeffrey A. Crumpler, individually and as Trustee

State of Florida  
 County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of May, 2023 by Jennifer D. Crumpler and Jeffrey A. Crumpler who ☐ are personally known or ☒ have produced a driver's license as identification

[Notary Seal]



Bobbie L. Rose  
 Notary Public **Bobbie L. Rose**

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_