

Prepared by:  
Jennifer Parrish  
321 Closing, LLC  
1365 N Courtenay Parkway Ste B  
Merritt Island, Florida 32953  
\$105,000.00  
File Number. 23-5720

## General Warranty Deed

Made this June 16, 2023 A D. By **Daniel Caldas E. Camila Cunha a/k/a Daniel Caldas and Camila Cunha**, whose address is. 7622 Legacy Trail, Jacksonville, Florida 32256, hereinafter called the grantor, to **Fixword Corporation**, whose post office address is: 2851 Avian Loop, Kissimmee, Florida 34741, hereinafter called the grantee.

(Whenever used herein the term "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, for and in consideration of the sum of Ten Dollars, (\$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, viz:

Lot 1, Block B, Evergreen Estates, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 77, of the Public Records of Brevard County, Florida.

Parcel ID Number: **24-36-29-55-B-1**

**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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Benjamin

Witness #1

Witness Printed Name

Benjamin

Alondra

Witness #2

Witness Printed Name

Alondra Cortes

Daniel

(Seal)

Daniel Caldas

Address: 7622 Legacy Trail, Jacksonville, Florida 32256

Camila marcia Cunha

(Seal)

Camila Cunha

Address: 7622 Legacy Trail, Jacksonville, Florida 32256

State of Florida

County of Duval

The foregoing instrument was acknowledged before me [ ☒ ] in my physical presence or [ ] remote online notary, this 14 day of June, 2023, by Daniel Caldas E, Camila Cunha a/k/a Daniel Caldas and Camila Cunha, who is/are personally known to me or who has produced ET DL's as identification.

Celarra Harris

Notary Public

Print Name:

Celarra Harris

My Commission Expires:

July 26, 2026

