

Recording requested by and prepared by:
Adam Lohmann, Esq.
Title Brothers LLC
1700 East Las Olas Boulevard, Suite 203
Fort Lauderdale, FL 33301

After Recording Return To:
Ricardo Vilfort
8423 Northwest 15th Avenue
Miami, FL 33147

File Number: 2023-TB-1290
Parcel ID: 29-37-29-GV-1329-10

WARRANTY DEED

This Warranty Deed is effective as of the 30th day of July, 2023, notwithstanding the date of execution, by Francis C. Ambrosino and Nichole Elizabeth Ambrosino, husband and wife ("**Grantor**") whose post office address is 626 Gagnon Street Southeast, Palm Bay, FL 32909, to Ricardo Vilfort, a single man ("**Grantee**") whose post office address is 8423 Northwest 15th Avenue, Miami, FL 33147.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 10, Block 1329, Port Malabar Unit Twenty Five, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 68 through 83 inclusive, of the Public Records of Brevard County, Florida.

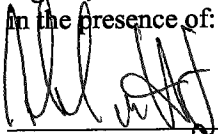
This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

[signature page to follow]

Signed, sealed and delivered as to all Grantors
in the presence of:



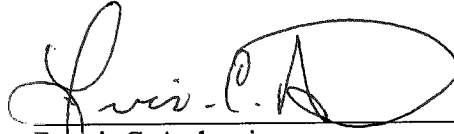
WITNESS

PRINT NAME: Richard Hammer

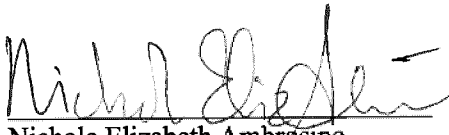


WITNESS

PRINT NAME: Patricia Arnaiz Chipoco



Francis C. Ambrosino



Nichole Elizabeth Ambrosino

STATE OF FLORIDA

COUNTY OF BREVARD

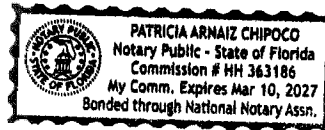
The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online
notarization this 30 day of ^{JUNE} ~~July~~, 2023, by Francis C. Ambrosino and Nichole Elizabeth Ambrosino.



Patricia Arnaiz Chipoco

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: YES

Type of Identification

Produced: DRIVER LICENSE