

Prepared by and Return To:  
Tina Siau, an employee of  
Prestige Title of Brevard LLC  
5120 North US Highway 1, Suite 103  
Palm Shores, FL 32940

File Number: 23-33352

### General Warranty Deed

Made this 22<sup>nd</sup> day of August, 2023 By **John Mark Trower and Gabriela Trower, husband and wife**, whose address is: 6232 SW 94th Terrace, Ocala, FL 34481 hereinafter called the grantor, to **Sheri L. DeVaux and Richard G. DeVaux, wife and husband**, whose post office address is: 1445 Wakefield Road SE, Palm Bay, FL 32909 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 20, Block 2005, Port Malabar Unit Forty Six, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 58 through 74, inclusive, of the Public Records of Brevard County, Florida.**

Parcel ID Number: 29-37-28-KQ-2005-20

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

Signed, sealed and delivered in our presence:

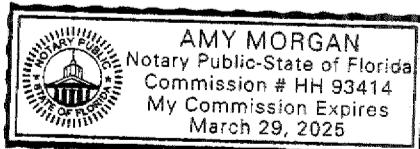
① Amy Morgan  
Witness Signature  
① Printed Name: Amy Morgan

x John Mark Trower  
John Mark Trower  
x Gabriela Trower  
Gabriela Trower

② Micce Thomas  
Witness Signature  
② Printed Name: Micce Thomas

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization on this 22<sup>nd</sup> day of August, 2023 by John Mark Trower and Gabriela Trower who are ( ) personally known to me or ( X ) produced driver license as identification.



Amy Morgan  
NOTARY PUBLIC  
Printed Name: Amy Morgan  
My Commission Expires: 3/29/2026