

Prepared by/Return to
Kathy Sullivan
Sullivan Title Services, LLC
1900 S. Harbor City Blvd , Suite 328
Melbourne, FL 32901
File No 2306001
Consideration \$352,500 00
Stamps \$2,467 50

GENERAL WARRANTY DEED

Made this 16 day of August, 2023, A.D. by JOSEPHINE FUSCO, a single woman, Individually, and as Trustee of the JOSEPHINE FUSCO REVOCABLE LIVING TRUST, U/T/A dated May 29, 2017, whose post office address is 2840 El Cerrito Street, San Luis Obispo, CA 93401, hereinafter called the grantor, to KATHLEEN W. GANDY, a married woman, whose post office address is 804 Holly Drive E, Annapolis, Maryland 21409, 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 70, Renaissance Pointe, Unit Two, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 96, of the Public Records of Brevard County, Florida

Parcel ID: 26-36-11-52-*-70

Subject to taxes and assessments for the current year and all subsequent years.

Subject to restrictions, easements, and covenants of record

Subject to all applicable zoning rules and regulations


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.

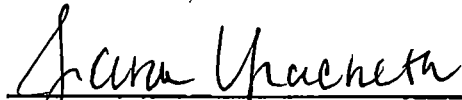
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023

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:


Witness #1 Signature Above
Printed Name: Terri Burkhardt

 (Seal)
JOSEPHINE FUSCO,
TRUSTEE AND INDIVIDUALLY


Witness # Signature Above
Printed Name: Jana Yracheta

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of August, 2023, by JOSEPHINE FUSCO, Individually, and as Trustee of the JOSEPHINE FUSCO REVOCABLE LIVING TRUST, under Declaration of Trust dated May 19, 2017, who is personally known to me or produced _____ as identification.

See attached

Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____
Josephine Fusco
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

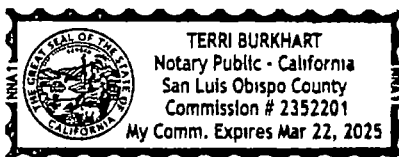
State of California
County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me

on this 16th day of August, 2023
by Date Month Year

(1) Josephine Fusco

(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature *T*
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed Document Date: 8/16/23

Number of Pages: 2 Signer(s) Other Than Named Above: n/a