

Prepared by and return to:

Irene Fonzi, P.A.

1402 Highway A1A, Suite A

Satellite Beach, FL 32937

321-777-1191

File Number: 23-09-538-QUI

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WARRANTY DEED

THIS WARRANTY DEED made this 19th day of September, 2023 between **Emma Yuliana De Leon Bello, a married woman**, whose post office address is 1051 Azalea Lane, Cocoa, FL 32922, Grantor, and **Steve R. Kaplan, a married man**, whose post office address is 580 Banana Blvd, Unit 103, Merritt Island, FL 32952, 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:

Lot 4, Block 900, Port Malabar Unit Twenty Two, according to the map or plat thereof as recorded in Plat Book 16, Page 9, Public Records of Brevard County, Florida.

Parcel Identification Numbers: 29-37-29-GS-900-4

This is vacant land and is not the homestead property of the Grantor or her spouse under the laws and constitution of the State of Florida in that neither the Grantor or any member of the Grantor's household reside thereon nor is it contiguous to their homestead property.

Subject to: (A) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority (B) restrictions and matters appearing on the plat or otherwise common to the subdivision (C) outstanding oil, gas and mineral rights of record without right of entry and (D) unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7-1/2 feet in width as to side lines.


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:

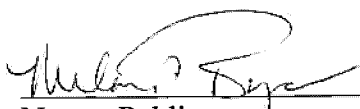

 Witness Name: Irene Fonzi

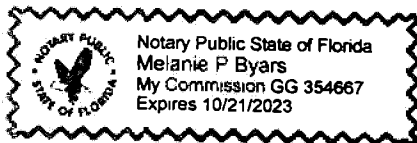

 Emma Yuliana De Leon Bello


 Witness Name: Melanie P. Byars

State of Florida
 County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of September, 2023 by Emma Yuliana De Leon Bello, who ☐ is personally known to me or ☒ has produced Driver's License as identification.


 Notary Public



Printed Name: Melanie P. Byars

My Commission Expires: 10/21/2023