

This Instrument prepared by and return to:

Patricia B. Wright

Alliance Title Insurance Agency, Inc.

10 S. Harbor City Boulevard

Melbourne, FL 32901

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

29-38-03-HW-K-1

File No.: 123080035

WARRANTY DEED

This Warranty Deed, Made the 5 day of October, 2023, by
Judith A. Palsis, Gwen N. Dees, and Elizabeth Nugent Smith,
whose post office address is: **497 Oriole Lane, Indialantic, FL 32903,**
hereinafter called the "Grantor", to

NAG
JAL **Nicole A. Garcia and Justin Anthony Walker, husband and wife**
whose post office address is: **360 Lakeview Drive, Melbourne Beach, FL 32951,**
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Six Hundred Sixty Thousand Dollars and No Cents (\$660,000.00) 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, to wit:

Lot 1, Block K, and the East 10 feet of Tract 2, Crystal Lake Second Addition, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 57, of the Public Records of Brevard County, Florida.

and

A portion of Tract No. 3, Crystal Lake Second Addition, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 57, of the Public Records of Brevard County, Florida, more particularly described as follows: Commence at the Southeast corner of Lot 1, Block K, of said Crystal Lake Second Addition; thence S 87°45'00" E along an Easterly extension of the South line of said Lot 1, a distance of 50.26 feet to the East right of way line of Lake View Drive (as presently occupied) and the Point of Beginning. thence N 08°02'00" E along the said East right of way line 121.36 feet to the Point of Curvature of a circular curve concave to the Southeast having a radius of 25.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of 71°44'30", an arc distance of 31.30 feet to the Point of Tangency of said curve; thence S 10°13'30" E 3.5 feet, more or less, to the shoreline of Lake Janet; thence Southwesterly meandering said shoreline 142 feet, more or less, to the intersection with the Easterly extension of the South line of said Lot 1, Block K; thence N 87°45'00" W along said Easterly extension 8.0 feet, more or less, to the Point of Beginning.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Michael Spragins* *Judith A. Palsis*
 Printed Name: Michael Spragins Judith A. Palsis

Witness Signature: *Brenda M. B. Corliss* *Gwen N. Dees by Judith A. Palsis AIF*
 Printed Name: Brenda M. B. Corliss Gwen N. Dees, by Judith A. Palsis, her Attorney-in-Fact

Elizabeth Nugent Smith by Judith A. Palsis AIF
 Elizabeth Nugent Smith, by Judith A. Palsis, her Attorney-in-Fact

State of FLORIDA
 County of BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of October, 2023 by Judith A. Palsis, Gwen N Dees by Judith A. Palsis her AIF and Elizabeth Nugent Smtih by Judith A Palsis her AIF. He/She/They is/are ☐ Personally Known OR ☒ Produced FC BC as Identification.

Michael Spragins
 Notary Public Signature (SEAL)
 Printed Name: _____
 My Commission Expires: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

