

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

File Number: 23-33613

General Warranty Deed

Made this 11 day of October, 2023 By Gloria M. Makowski, a single woman, whose address is: 7 Flagler Lane, Apt. 110, Holly Hill, FL 32117 hereinafter called the grantor, to Peter Mayer and Caroline Mayer, husband and wife whose post office address is: 326 Emerald Place W , Indian Harbour Beach, FL 32937 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:

A portion of Lot 11, Town House Estates, Section Two, as recorded in Plat Book 22, Page 139, of the Public Records of Brevard County, Florida, being more particularly described as follows:
From a point on the Easterly right of way line of Emerald Drive West which point is the Northwest corner of said Lot 11, run North 88°39'59" East along the Northerly line of said Lot 11, a distance of 34.44 feet; thence continue along said Northerly lot line North 77°27'36" East a distance of 42.25 feet to the Point of Beginning; thence continue North 77°27'36" East along said lot line a distance of 28.0 feet; thence run South 12°32'24" East a distance of 95.5 feet to the Northerly right of way line of Emerald Place West; thence run South 77°27'36" West along said Northerly right of way line a distance of 28.0 feet; thence run North 12°32'24" West, a distance of 95.5 feet to the Point of Beginning.

Parcel ID Number: 27-37-12-30-0-11

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.

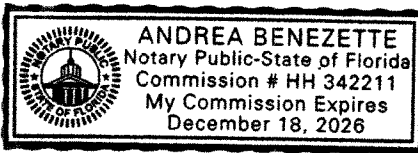
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Sandra W. Makowski
Signed, sealed and delivered in our presence:

Sandra W. Makowski
Witness Signature
Printed Name: Sandra W. Makowski
SANDRA W MAKOWSKI

Andrea Benezette
Witness Signature
Printed Name: ANDREA BENEZETTE

Gloria M. Makowski
Gloria M. Makowski



State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization on this 11 day of October, 2023, by Gloria M. Makowski who is (☐) personally known to me or (☒) produced driver license as identification.

Andrea Benezette
NOTARY PUBLIC
Printed Name: Andrea Benezette
My Commission Expires: 12/18/2026