

Prepared by and Recording Requested by:
Levy Salis LLP

WHEN RECORDED, MAIL TO:

630 Sherbrooke Street W. Suite 910
Montreal, Quebec, Canada, H3A 1E4

Parcel Identification Number: 27-36-09-PV-*-8

WARRANTY DEED

This Indenture made this 30th day of November, 2023.

BETWEEN MARCEL GUERTIN, a single man (address: 100 Louis Philippe Premier, Bromont, Quebec, J2L 2S4, Canada) (hereinafter called the grantor*).

AND MARCEL GUERTIN and LYNN THOMAS, as Co-Trustees of THE MARCEL GUERTIN LIVING TRUST, under agreement dated the 30th day of November, 2023 (address: 100 Louis Philippe Premier, Bromont, Quebec, J2L 2S4, Canada) (hereinafter called the grantee*).

WITNESSETH, that said grantor, for and in consideration of the sum of TEN (\$10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying and being in **BREVARD** County, Florida, to-wit:

Lot 8, THE WILLOWS, according to the map or plat thereof, as record in Plat Book 40, Page(s) 6 through 9, inclusive, of the Public Records of Brevard County, Florida.

The Grantor is not a resident of the State of Florida and has not declared Florida as his domicile, and the above-described property is not the homestead of any of the Grantor's, Grantor's spouse, and/or dependent(s) nor is the same contiguous to the homestead of the Grantor's, Grantor's spouse, and/or dependents.

THIS conveyance is made subject to the following:

1. Real estate taxes and assessments levied this year and subsequent years.
2. Applicable zoning regulations and ordinances.
3. All other covenants, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

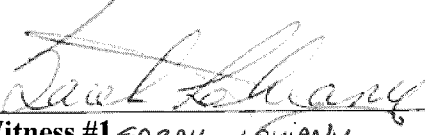
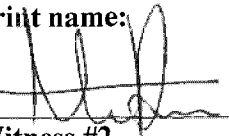
TO HAVE AND TO HOLD, the same in fee simple forever.

AND said grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"grantor" and "grantee" are used for singular or plural, as context requires.

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.

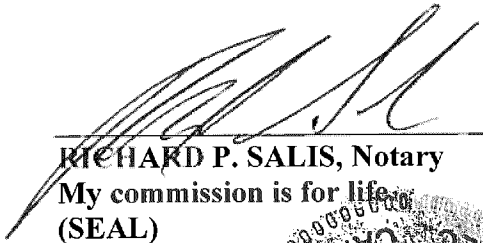

 Witness #1 SARAH LATHANY
 Print name:

 Witness #2
 Print name: ALESSIA DE GRAZIA


 MARCEL GUERTIN

CANADA
 PROVINCE OF QUEBEC
 DISTRICT OF MONTREAL

I HEREBY CERTIFY that on the above date, before me by means of ☒ presence or ☐ online notarization, an officer duly authorized in the Province and District aforesaid, personally appeared **MARCEL GUERTIN, a single man**, personally to me known to be the person described in and who executed the foregoing instrument or has produced his passport as identification and acknowledged before me that he executed the same, and who did/did not take an oath.

WITNESS my hand and official seal in the Province and District last aforesaid on the aforesaid date.


 RICHARD P. SALIS, Notary
 My commission is for life
 (SEAL)

