

Prepared By and Return To:

Parkway Title, LLC
Attn: Aubrey Segrest
555 Winderley Place, Suite 300
Maitland, FL 32751

Order No.: FL-24010009-CMP

Property Appraiser's Parcel I.D. (folio) Number:
29-37-32-GU-1180-14

WARRANTY DEED

THIS WARRANTY DEED dated January 29, 2024, by WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company, aka WJH LLC, a Delaware limited liability company dba WJHFL LLC, a Foreign Florida limited liability company, existing under the laws of Delaware, and having its principal place of business at 3091 Governors Lake Drive, Suite 300, Norcross, Georgia 30071 (the "Grantor"), to Donald Clifford Reid and Kadean Fiona Reid, husband and wife, whose post office address is 2646 San Filippo Dr, Palm Bay, Florida, 32909 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Brevard, State of Florida, viz:

Lot 14, Block 1180, PORT MALABAR UNIT TWENTY FOUR, according to the plat thereof, as recorded in Plat Book 16, Page 29 of the Public Records of Brevard County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Shannon Igielski
Witness Signature

Shannon Igielski

Printed Name of First Witness

555 Winderley Place, Suite 300, Maitland, FL 32751

Address of First Witness

Sarah Segrest
Witness Signature

SARAH SEGREST

Printed Name of Second Witness

555 Winderley Place, Suite 300, Maitland, FL 32751

Address of Second Witness

WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company

BY: *Karina Juhnke*
Karina Juhnke
Closing Manager

Grantor Address:

3091 Governors Lake Drive, Suite 300
Norcross, GA 30071

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 29 day of Jan, 2024 by Karina Juhnke as Closing Manager of WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability company., [X] who is personally known to me or who has produced (type of identification) as identification.

Sarah Segrest
Notary Public
Printed Name: **SARAH SEGREST**
Commission #
My Commission Expires: 4/10/26

