

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

File Number: 23-33996

General Warranty Deed

Made this 2nd day of February, 2024 By **Jenny Conlan, a single woman and Frank A. Monma a/k/a Akira Monma, a married man**, hereinafter called the grantor, to **Amie J. Perez and Alex R. Perez, wife and husband**, whose post office address is: 4655 Willow Bend Drive, Melbourne, FL 32935 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:

Lot 67, Block A, Wickham Forest Phase Three, according to the map or plat thereof, as recorded in Plat Book 36, Page(s) 61 and 62, of the Public Records of Brevard County, Florida.

Parcel ID Number: 26-37-31-03-A-67

The above grantor Frank A. Monma a/k/a Akira Monma does hereby state that the above referenced property did at no time constitute his homestead residence, nor is it adjacent or contiguous to his homestead residence and he does in fact reside at 2727 Bradfordt Drive, West Melbourne, FL 32904.

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, **2023**.

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

Signed, sealed and delivered in our presence:



Witness Signature
Printed Name: **BRIAN MAGLEY**

Witness Address: 5120 N. Highway US1, Suite 103,
Palm Shores, FL 32940

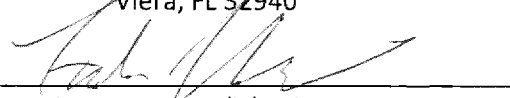


Witness Signature
Printed Name: **Brianna Fortenberry**

Witness Address: **5120 N. Hwy US1 #103**
PALM SHORES, FL 32940



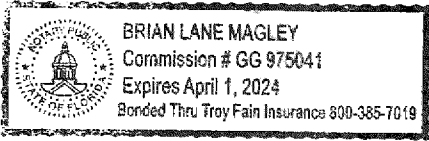
Jenny Conlan
Address: 6826 Crooked Stick Drive, #1116
Viera, FL 32940



Frank A. Monma a/k/a Akira Monma
Address: 2727 Bradfordt Drive
Melbourne, FL 32904

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization on February 2, 2024, by Jenny Conlan and Frank A. Monma a/k/a Akira Monma who are () personally known to me or (X) produced driver license as identification.





NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____