

Prepared by and return to:

Bradley F. White, Esq.
WhiteBird, PLLC
2101 Waverly Place
Melbourne, FL 32901
5982-00002

Property Appraiser's ID #25-36-32-25-A-13
Actual Consideration \$450,000.00

GUARDIAN'S SPECIAL WARRANTY DEED

This Guardian's Special Warranty Deed is executed effective the 23 day of February, 2023 by **Robbin Adams, the duly qualified and acting plenary guardian for the person and property of Joanne C. Wenberg, a single person**, appointed in Case Number 05-2019-GA-021230-XXXX-XX in the Circuit Court of Brevard County, Florida, whose post office address is 7777 N. Wickham Road #12-702, Melbourne, FL 32940 ("Grantor") to **Bryan M. Fleury and Ching Chi Wu Fleury, husband and wife** ("Grantee") whose post office address is 5437 Indigo Crossing Drive, Rockledge, FL 32955.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that the Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described property:

Lot 13, Block A, Indigo Crossing - Phase 1, according to the map or plat thereof, as recorded in Plat Book 51, Page(s) 77 through 80, inclusive, of the Public Records of Brevard County, Florida.

5437 Indigo Crossing Drive, Rockledge, FL 32955

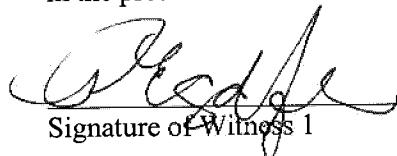
Subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor covenants that in the execution of this deed, all court orders and laws of the State of Florida have been complied with in all respects. Grantor also hereby covenants to warrant and defend the title hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no other, except taxes accruing subsequent to December 31, 2023.

[signature page to follow]

In Witness Whereof, Grantor has signed and sealed these presents the 23 day of February, 2024.

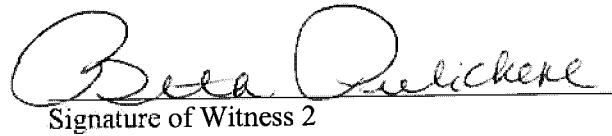
Signed, sealed and delivered as to all Grantors
in the presence of:


Signature of Witness 1

Phyllis Egendoerfer

Print Name of Witness 1

2101 Waverly Place, Melbourne, FL 32901
Address of Witness 1


Signature of Witness 2

Beth Pulichene
Print Name of Witness 2

2101 Waverly Place, Melbourne, FL 32901
Address of Witness 2

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of February, 2024, by Robbin Adams, as plenary guardian for the person and property of Joanne C. Wenberg, who is personally known to me, or who has produced Errol, as identification.

(SEAL)


Notary Public
My Commission Expires:

