

Documentary Deed Tax \$1,085.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Tammy Williams

Island Title & Escrow Agency Inc. C

2245 N Courtenay Pkwy

Merritt Island, FL. 32953

File No. 24-5525

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **13th** day of **March, 2024** by **Christi Maier and Michael A. Maier, wife and husband, and Alison Donovan, a married person**, herein called the grantors, to **Loren Burns and Nicole Burns, husband & wife** whose post office address is 7688 Clubhouse Estates Drive, Orlando, FL 32819, hereinafter called the Grantees:

(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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

North Tower Unit No. 106, of Twin Towers, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Record Book 1777, page 50 through 170, inclusive, of the Public Records of Brevard County, Florida, together with all amendments thereto and together with all appurtenances thereto, including an undivided interest in the common elements of said Condominium as set forth in the Declaration.

This conveyance is made subject to the following:

1. Conditions, restrictions, limitations, reservations and easements of record.
2. The aforesaid Declaration of Condominium and all Exhibits attached thereto and all matters referred to therein.

The Land herein conveyed is not the homestead property of the Grantors as defined in Article 10 Section 4 of the Florida Constitution. Grantors do not reside on the Land and the Land is not adjacent to or contiguous with Grantors' homestead.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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**.

Page Two of Warranty Deed

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

Signed, sealed and delivered in the presence of:

Rochelle Marie Davis

Witness #1 Signature

Must legibly print name and address below

Rochelle Marie Davis

Print Name

1360 Post Oak Blvd, Ste 100, MC #143, Houston, TX 77056

Address

Michael A. Nunez

Witness #2 Signature

Must legibly print name and address below

Michael A. Nunez

Print Name

1360 Post Oak Blvd, Ste 100, MC #143, Houston, TX 77056

Address

Christi Maier

Christi Maier

~~1000 Reynolds Ct, Oviedo, FL 32765~~ *CM*

5215 Smokey Water Ln Oviedo, FL 32765

Michael A. Maier

Michael A. Maier

~~1000 Reynolds Ct, Oviedo, FL 32765~~ *MM*

5215 Smokey Water Ln Oviedo, FL 32765

Alison Donovan

Alison Donovan

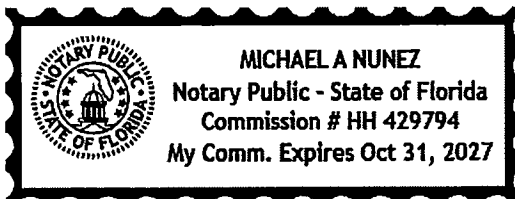
1857 Balsam Willow Trail Orlando, FL 32825

Address

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of [] physical presence or [x] online notarization this 7 day of March, 2024 by **Christi Maier and Michael A. Maier and Alison Donovan** who are personally known to me or have produced Florida DL as identification.

SEAL



Michael A. Nunez

Notary Public Michael A. Nunez

My Commission Expires: 10/31/2027

Printed Notary Name

Completed via Remote Online Notarization using 2 way Audio/Video technology.