

Prepared by and when recorded return to:

Ruth C. Rhodes, Esq.
Rhodes Law, P.A.
1751 Sarno Road, Suite 2
Melbourne, Florida 32935

**Property Appraiser's Parcel Identification
No. 29-37-32-GU-1202-16**

**WARRANTY DEED
(LADYBIRD DEED)**

THIS WARRANTY DEED (LADYBIRD DEED) is made on March 19, 2024 by **MARIE E. MINARDI**, a married woman, whose post office address is 775 Brookfield Street SE, Palm Bay, Brevard County, Florida 32909, joined by her husband, **JOHN J. SHEA**, whose post office address is 775 Brookfield Street SE, Palm Bay, Brevard County, Florida 32909, hereinafter called the Grantor, to **JOHN J. SHEA and MARIE E. MINARDI**, husband and wife, for life, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, without liability for claims or debts of the remainderman, and upon the death of the life tenant, the remainder, if any, to the Successor Trustee of the **JOHN SHEA AND MARIE MINARDI REVOCABLE TRUST, U/T/D March 19, 2024** with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein, whose post office address is 775 Brookfield Street SE, Palm Bay, Brevard County, Florida 32909, hereinafter called the Grantee.

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trust(s), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00)** and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, viz:

Lots 16 and 17, Block 1202, PORT MALABAR UNIT TWENTY FOUR, according to the map or plat thereof, recorded in Plat Book 16, Pages(s) 29 through 41, inclusive of the Public Records of Brevard County, Florida.

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

TOGETHER WITH all 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 the day and year first written above.

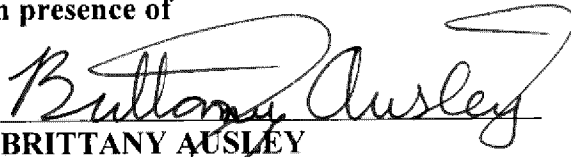
Grantor reserves the right to divest the remainderman at anytime by subsequent deed, including but not limited to making a change of the remainderman, adding additional remainderman, or to re-convey the property solely and absolutely to Grantor outright.

THIS WARRANTY DEED (LADYBIRD DEED) WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE AND WITHOUT A TITLE EXAMINATION OF THIS PROPERTY FOR THE BENEFIT OF THE GRANTEE. THE DESCRIPTION OF THE REAL PROPERTY USED IN THIS DOCUMENT WAS PROVIDED TO THE SCRIVENER BY THE GRANTOR AND/OR THE GRANTEE. THE DESCRIPTION IS NOT BASED ON AN HISTORICAL EXAMINATION OF THE TITLE BY THE SCRIVENER OR AN ENGINEER'S, OR OTHER, SURVEY OF THE PROPERTY DESCRIBED EXCEPT AS STATED IN THIS WARRANTY DEED (LADYBIRD DEED). SAID SCRIVENER ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT AND MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR AS TO THE NUMBER OF ACRES CONVEYED, THE BOUNDARIES OF THE LAND OR OTHERWISE. ACCORDINGLY, SCRIVENER DISCLAIMS RESPONSIBILITY OR LIABILITY WHICH MAY RESULT FROM FAILURE OF GRANTOR TO HOLD SUCH TITLE IN THE MANNER REPRESENTED. BY SIGNING THIS INSTRUMENT, GRANTOR AGREES TO THE FOREGOING SCRIVENER'S LIMITATIONS OF LIABILITY, AND BINDS GRANTEE TO SAME.

By executing or joining this Warranty Deed (Ladybird Deed), **JOHN J. SHEA** intends to waive homestead rights that would otherwise prevent **MARIE E. MINARDI** from devising the homestead property described in this Warranty Deed (Ladybird Deed) to someone other than **JOHN J. SHEA**. Similarly, by executing or joining this Warranty Deed (Ladybird Deed), **MARIE E. MINARDI** intends to waive homestead rights that would otherwise prevent **JOHN J. SHEA** from devising the homestead property described in this Warranty Deed (Ladybird Deed) to someone other than **MARIE E. MINARDI**.

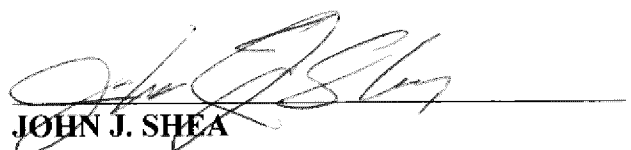
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

**Signed, Sealed and Delivered
in presence of**




BRITTANY AUSLEY

1751 Sarno Road, Suite 2
Melbourne, Florida 32935



JOHN J. SHEA

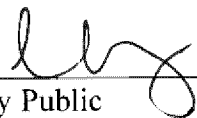

BREANNA KING
1751 Sarno Road, Suite 2
Melbourne, Florida 32935


MARIE E. MINARDI

STATE OF FLORIDA §
 §
COUNTY OF BREVARD §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by **JOHN J. SHEA**, Grantor, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by **MARIE E. MINARDI**, Grantor, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Warranty Deed (Ladybird Deed) and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, and further, the foregoing instrument was subscribed before me by each of the following witnesses: **BRITTANY AUSLEY**, a witness who is personally known to me, by means of ☒ physical presence or ☐ online notarization; and **BREANNA KING**, a witness who is personally known to me, by means of ☒ physical presence or ☐ online notarization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on March 19, 2024.



Notary Public

