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This Instrument Prepared by and Return to
ROBIN M PETERSEN, ESQ
Attorneys & Counselors at Law
321 Sixth Avenue
Indialantic, Florida 32903
(321)729-0087

WARRANTY DEED

THIS WARRANTY DEED Made 15 April 2024, by **EARL R. BRIDGES aka EARL R. BRIDGES, JR.** and **JUDITH A. BRIDGES**, husband and wife, hereinafter called the grantors, to **Earl R. Bridges, Jr. and Judith A. Bridges**, in their capacity as **Trustees or their successor in the Bridges Family Revocable Living Trust U/D/T 15 April 2024**, and all amendments thereto with full power and authority to protect, and conserve, to sell, lease, encumber or otherwise dispose of the real property herein conveyed, whose post office address is 580 PELICAN DRIVE, SATELLITE BEACH, FL 32937, hereinafter called 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 \$10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys and confirms unto the grantee, all that certain land situate in **BREVARD County, FLORIDA**, viz

Property Address 580 PELICAN DRIVE, SATELLITE BEACH, FL 32937

Lot 5, Block 11, SOUTH PATRICK SHORES, SECOND ADDITION, as recorded in Plat Book 11, page 105, of the Public Records of Brevard County, Florida

Parcel ID # 26-37-23-26-11-5

BEING all that real property conveyed to Earl R Bridges and Judith A Bridges, by that deed recorded in Official Records Book #2473, Page #0545 of the Public Records of Brevard County, Florida, reference to which is hereby made for more complete description

SUBJECT TO Earl R Bridges aka Earl R Bridges, Jr and Judith A. Bridges's right to continue in possession of and occupy the premises as the continuing homestead Earl R Bridges aka Earl R Bridges, Jr and Judith A Bridges, with all continuing disability and other exemptions applicable to them **SUBJECT TO ANY RESTRICTIONS, LIENS, OR MORTGAGES OF RECORD**

SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by Grantor Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented

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

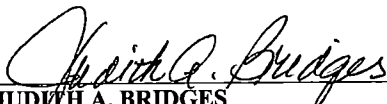
SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any taxes and assessments for the year 2024 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any


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 any items referenced above


IN WITNESS WHEREOF, the said grantor has hereunto set their hand and seal the day and year first above written

Signed, sealed, and delivered in our presence


EARL R. BRIDGES aka
EARL R. BRIDGES, JR.
580 Pelican Drive
Satellite Beach, FL 32937


JUDITH A. BRIDGES
580 Pelican Drive
Satellite Beach, FL 32937


DANIELLE DEACON
321 Sixth Avenue
Indialantic, FL 32903


JORDAN DEACON
321 Sixth Avenue
Indialantic, FL 32903

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence by EARL R BRIDGES aka EARL R BRIDGES, JR., who have produced **FL DL** as identification and by means of ☒ physical presence by DANIELLE DEACON and JORDAN DEACON, the witnesses, who are personally known to me, all on this 15 April 2024


NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES

