

Pactima eNotary Package ID: vNCEQELXmLIltt5dSphHX

Prepared by and return to:  
**Stephen J. Lacey**  
**Lacey Lyons Rezanka**  
**6013 Farcenda Place, Suite 101**  
**Melbourne, FL 32940**  
**(321) 608-0890**  
File Number: 2024-23

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**Warranty Deed**

**This Warranty Deed** made this 29th day of April 2024 between **George M. Fuller, Jr., Individually and as Trustee of the Fuller Family Trust dated February 8, 2016** whose post office address is **15550 Cass Road, Cass, WV 24927**, grantor, and **Build 7 EVH, LLC, a Florida limited liability company**, whose post office address is **951 Slocum Street NW, Palm Bay, FL 32907**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

**Lot 9, Block 1112, Port Malabar Unit Twenty-Three, according to the Plat thereof, recorded in Plat Book 16, Page(s) 19, of the Public Records of Brevard County, Florida.**

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead property within the meaning set forth in Article X, Section 4 of the constitution of the State of Florida, or is contiguous to or a part of the homestead property.

**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, including taxes accruing through to **12/31/2023**.

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**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**Fuller Family Trust dated February 8, 2016**

*Kristeena Brown*

Witness

Printed Name: Kristeena Brown

Address: 6013 Farcenda Place, Suite 101  
Melbourne, FL 32940

*Lindsay M. Keyser*

Witness

Printed Name: Lindsay Keyser

Address: 6013 Farcenda Place, Suite 101  
Melbourne, FL 32940

*George M. Fuller, Jr.*

*Individually and as Trustee*

George M. Fuller, Jr., Individually and as Trustee

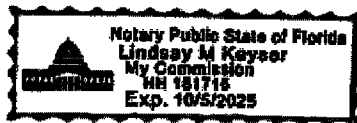
Address: 15550 Cass Road  
Cass, WV 24927

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 29th day of April, 2024 by George M. Fuller, Jr., Individually and as Trustee of the Fuller Family Trust dated February 8, 2016, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



*Lindsay M. Keyser*

Notary Public

Print Name: Lindsay M. Keyser

My Commission Expires: 10/05/2025