

Prepared by:  
Glorianna H Strazzi  
Apex Title Services

Record and Return to:  
Apex Title Services  
5728 Major Boulevard  
Suite 600  
Orlando, FL 32819

File No.: 23-270  
Parcel ID: 29-36-02-GI-1006-14

Property: 274 Trilby Road Southwest, Palm Bay, FL 32908

## WARRANTY DEED

This Warranty Deed made this **11th day of June, 2024**, by and between, **Lisa Lee, a single person**, whose mailing address is **700 Gillmar Ave. Northwest, Palm Bay, FL 32907**, hereinafter called the Grantor; and **Verity Property Investors LLC, a Limited Liability Company**, whose mailing address is **175 Molimo Drive, San Francisco, CA 94127**, hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of **\$10.00 (Ten and 00/100 Dollars)** and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **Brevard**, State of **Florida**, to wit:

**LOT 14, BLOCK 1006, PORT MALABAR UNIT TWENTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 129, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**, and restrictions, covenants, and easements of record.

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

[Signature]  
WITNESS

PRINT NAME: Gloria V. Sotillo  
5728 MAJOR BLVD STE 600 ORLANDO FL 32819  
Wallace

[Signature]  
Lisa Lee

WITNESS 5728 MAJOR BLVD STE 600 ORLANDO FL 32819  
PRINT NAME: VALENTINA VAKHOVA CALLOWAY

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 7<sup>th</sup> day of June, 2024, by Lisa Lee.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

VALENTINA VAKHOVA CALLOWAY

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓

Type of Identification

Produced: FL DL

