

Prepared by & Return to:  
Peninsula Title & Escrow Services, LLC  
4888 Babcock Street NE  
Palm Bay, Florida 32905  
File Number: 24-2275  
Parcel ID Number: 29-37-31-GV-1287-19

## Warranty Deed

Made this 6 day of June, 2024, A.D. By **ROBERT C. NASON, a single man**, hereinafter called the grantor, to **LUNFORD HOLLYFIELD, a single man**, whose address is: 535 Jewell Street SE, Palm Bay, Florida 32909, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 19, Block 1287, Port Malabar Unit Twenty Five, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 68 through 83, inclusive, of the Public Records of Brevard County, Florida.

**Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2024 and subsequent years.**

**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.


**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Prepared by & Return to:  
Peninsula Title & Escrow Services, LLC  
4888 Babcock Street NE  
Palm Bay, Florida 32905  
File Number: 24-2275  
Parcel ID Number: 29-37-31-GV-1287-19

Signed, sealed and delivered in our presence:

  
First Witness  
Printed Name Janet L. King  
Address: 4888 Babcock St NE, Palm Bay, FL 32905

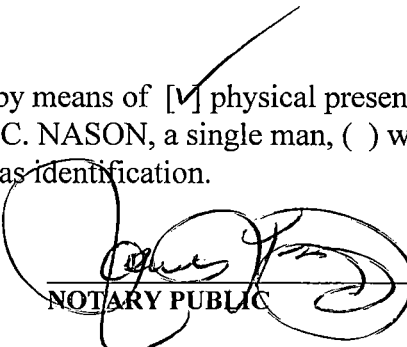
  
ROBERT C. NASON  
Address: 535 Jewell Street SE, Palm Bay, Florida 32909

  
Second Witness  
Printed Name Gina Robenia  
Address: 4888 Babcock St NE, Palm Bay, FL 32905

State of Florida  
County of Bevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 16 day of June, 2024 by ROBERT C. NASON, a single man, ( ) who is personally known to me ☒ or who did produce driver license as identification.

My Commission Expires: \_\_\_\_\_

  
NOTARY PUBLIC

 JANET L. KING  
Commission # HH 123786  
Expires June 28, 2025  
Bonded Thru Budget Notary Services