

Prepared By and Return to:
Schillinger and Coleman, PA
1311 Bedford Drive
Melbourne, FL 32940

Parcel ID: 27-36-13-77-B-9.01

WARRANTY DEED

THIS INDENTURE, made this 20th day of June 2024 between **Rebecca E. Talbott, a married woman**, whose address is 1961 Trimble Rd., Melbourne, FL 32934 and **Nicholas E. Schultz, a single man**, whose address is 915 Lytton Rd., Melbourne, FL 32934 ("Grantors") and **Rebecca E. Talbott and Ronald J. Schultz, as wife and husband** ("Grantees") whose address is 1961 Trimble Rd., Melbourne, FL 32934 and;

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN (\$10) DOLLARS, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, in fee simple forever, the following described land, situate, lying and being in the **COUNTY OF BREVARD**, State of Florida, to wit:

LEGAL DESCRIPTION: The East ½ of Lot 9, Block B, **PINEWOOD HILLS** as per plat thereof, recorded in Plat Book 11, Page 77, of the Public Records of Brevard County, Florida

The subject property is not the homestead of the Grantors.

THIS DEED WAS PREPARED WITHOUT A REVIEW OR EXAMINATION OF THE TITLE OF THE HEREIN DESCRIBED PROPERTY AND NO OPINION OR REPRESENTATION IS BEING MADE EITHER EXPRESSLY OR IMPLIED BY SCHILLINGER & COLEMAN, P.A. FURTHER, AT THE REQUEST OF THE PARTIES, THIS DEED WAS PREPARED WITHOUT A SURVEY AND THE LEGAL DESCRIPTION WAS SUPPLIED BY THE PARTIES. THE PREPARER OF THIS INSTRUMENT ASSUMES NO LIABILITY FOR THE STATE OF THE TITLE OR ANY INACCURACY OF THE LEGAL DESCRIPTION.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging in otherwise appertaining.

Subject to restrictions, reservations and easements of record, if any and taxes subsequent to December 31, 2023. And the grantor does hereby fully warrant title to the land, and will defend the same against lawful claims of all person whomsoever.

In Witness Whereof, the Grantor has executed this instrument on the day and year first above written.

(SIGNATURE PAGE TO FOLLOW)

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

GRANTOR(S):

Jennifer Wayne
#1 Witness Signature
Print Witness Name: Jennifer Wayne
Address: 1311 Bedford Dr.
Melbourne, FL 32940

Rebecca E. Talbott
Rebecca E. Talbott

Steph Paquette
2nd Witness Signature
Print Witness Name: Stephanie Paquette
Address: 1311 Bedford Dr.
Melbourne, FL 32940

Nicholas E. Schultz
Nicholas E. Schultz

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online
notarization, this 20 day of June 2024, by Rebecca E. Talbott and Nicholas E. Schultz.

[SEAL]

Steph Paquette
Signature of Notary Public
Personally Known ☐ OR
Produced Identification ☒
Type of Identification Produced
FL DL

