

Prepared by:

Erik P. Shuman, Esquire
GrayRobinson, P.A.
1795 West NASA Boulevard
Melbourne, FL 32901

When recorded return to:

Erik P. Shuman, Esquire
GrayRobinson, P.A.
1795 West NASA Boulevard
Melbourne, FL 32901

(Space above this line reserved for recording office use only)

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 24th day of JUNE, 2024, by **FRANCISCO J. AGUILO-SEARA and KAREN LYNN AGUILO-SEARA**, individually and as Co-Trustees of the **AGUILO-SEARA 2018 REVOCABLE TRUST DATED JUNE 22, 2018**, hereinafter called the Grantor, to **FRANCISCO J. AGUILO-SEARA and KAREN LYNN AGUILO-SEARA**, husband and wife, as tenants by the entirety, whose post office address is 629 Rockledge Drive, Rockledge, Brevard County, Florida 32955, hereinafter called the Grantee.

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

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, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, viz:

Unit 202 of Ocean Beach Villas, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2228, Page(s) 2709, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Property Appraiser's Parcel ID.: 25-37-26-50-C-1.05

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

TOGETHER WITH all 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 claiming by, through, or under Grantor, but against none other.

The Grantor warrants and represents that neither the Grantor nor any member of the Grantor's family resides upon said property and that the said property is not homestead property as defined under Florida Constitution 1968, Article X, Section 4.

This deed has been prepared at the Grantor's request without benefit of a title search and no representations as to same are made by GrayRobinson, P.A.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Francisco J. Aguiló-Seara IND + TRUSTEE Karen Lynn Aguiló-Seara IND + TRUSTEE
 FRANCISCO J. AGUILO-SEARA, individually KAREN LYNN AGUILO-SEARA, individually
 and as Trustee of the AGUILO-SEARA 2018 and as Trustee of the AGUILO-SEARA 2018
 REVOCABLE TRUST DATED JUNE 22, 2018 REVOCABLE TRUST DATED JUNE 22, 2018

Signed, sealed, and delivered in the presence of:

Witness Signature

ERIK P. SHUMAN

Witness Printed Name

1795 W. NASA BLVD
MELBORNE, FL 32901

Witness Address

Witness Signature

Lisa K. Cantwell

Witness Printed Name

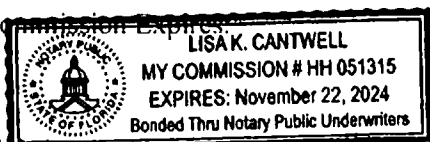
1795 W. NASA BLVD
MELBORNE, FL 32901

Witness Address

STATE OF FLORIDA
 COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of JUNE, 2024, by FRANCISCO J. AGUILO-SEARA and KAREN LYNN AGUILO-SEARA, individually and as Co-Trustees of AGUILO-SEARA 2018 REVOCABLE TRUST DATED JUNE 22, 2018 who are personally known to me or have produced FLORIDA DRIVERS LICENSES as identification.

My Commission Expires



#607601

Notary Public - State of Florida

Print Name: Lisa K. Cantwell