

Prepared by and return to:

Donna Harris
International Title and Escrow Co., LLC
226 North Atlantic Avenue
Suite A
Cocoa Beach, FL 32931
(321) 784-7999
File No IT-24-1533

Parcel Identification No 26-37-30-OL-7-14

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This Indenture made the **10th day of July, 2024** between **Shyrl L. Johnson, Trustee of the Shyrl L. Johnson Trust dated April 12, 2017**, whose post office address is **3570 Turtle Mound Road, Melbourne, FL 32934** of the County of Brevard, State of Florida, Grantor, to **Nicholas Alexander Johnson, Trustee of the Nicholas Alexander Johnson Trust dated April 12, 2017**, whose post office address is **2700 Croton Road, Apt 5-14, Melbourne, FL 32935** of the County of Brevard, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 14, Block 7, HONEYBROOK PLANTATION, according to the plat thereof, as recorded in Plat Book 35, Pages 68 through 70, inclusive, of the Public Records of Brevard County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 3570 Turtle Mound Road, Melbourne, FL 32934.

Together With all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for **2024** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Grantor(s):

the Shyrl L. Johnson Trust dated April 12, 2017

By: *Shyrl L. Johnson*
Shyrl L. Johnson, Individually and as Trustee

Witnesses:

Mark A. Holley

WITNESS

Print name: Mark A. Holley

Witness 1 Address: 904 Brunswick Ct
Rockledge, FL 32955

Mark A. Holley

WITNESS

Print name: Mark A. Holley

Witness 2 Address: 3576 Turtle Mountain Rd
McDonough, FL 32954

STATE OF FL

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 9 day of July, 2024, by Shyrl L. Johnson, Individually and as Trustee of the Shyrl L. Johnson Trust dated April 12, 2017.

Mark A. Holley
Signature of Notary Public

Print, Type/Stamp Name of Notary



MARK LEWIN
Commission # HH 200816
Expires December 16, 2025

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: OR WAVE REC

EXHIBIT "A"
LEGAL DESCRIPTION

Property Address: **2370 High Ridge Rd**
Melbourne, FL 32935

Lot 14, Block 7, HONEYBROOK PLANTATION, according to the plat thereof, as recorded in Plat Book 35, Pages 68 through 70, inclusive, of the Public Records of Brevard County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 3570 Turtle Mound Road, Melbourne, FL 32934.