

Prepared by:
Serenity Title, LLC
Brian Cardina
102 South Westland Avenue
Tampa, FL 33606

After Recording Return To:
Craig Lund and Ashley Lund
241 Ocean Ridge Drive
Melbourne Beach, FL 32951

File Number: 2024-1788
Parcel ID: 28-38-28-00-513.1

Warranty Deed

This WARRANTY DEED dated July 5, 2024, by **Elizabeth M. Conetta and Robert A. Conetta, wife and husband**, of , ("the Grantor") to **Craig Lund and Ashley Lund, husband and wife**, of **241 Ocean Ridge Drive, Melbourne Beach, FL 32951**, ("the Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, the successors and assigns of the corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Brevard, State of Florida, viz:

Unit A, PHASE ONE, of WATERFORD BAY, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in official Records Book 2446, Page(s) 1471 and amendment adding Phase No. One, to the Declaration recorded in Official Records Book 2851, Page 2961 of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements.

More commonly known as: 216 Road to Waterford Bay Rd, Unit A, Melbourne Beach, FL 32951

Subject to easements, restrictions, reservations and limitations of record, if any 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 lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2023.

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

Elizabeth M. Conetta
Elizabeth M. Conetta

Robert A. Conetta
Robert A. Conetta

Dineshwar Lall
WITNESS
PRINT NAME: Dineshwar Lall

22434 Peachland Blvd
Port Charlotte FL 33954
PHYSICAL MAILING ADDRESS

Jennifer Lall
WITNESS
PRINT NAME: Jennifer Lall
22434 Peachland Blvd
Port Charlotte, FL 33954
PHYSICAL MAILING ADDRESS

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 5th day of July, 2024, by Elizabeth M Conetta and Robert A Conetta.

Dineshwar Lall
Signature of Notary Public
Print, Type/Stamp Name of Notary: Dineshwar Lall

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Drivers license

