

Prepared by and Return to:
Rosemary Goodrich
Title Solutions of Florida, LLC
118 Country Club Drive
Titusville, FL 32780

File No.: TV-24-1123
Parcel ID: 22-35-15-51-V-110
Property: 3600 Sable Palm Ln, Unit F, Titusville, FL 32780

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this **16th day of July, 2024**, by and between **RQ Lighthouse LLC, a Florida Limited Liability Company** hereinafter called the Grantor, whose mailing address is **PO Box 656, Titusville, FL 32781**; and **Denise C. Diesel, a single woman**, hereinafter called the Grantee, whose mailing address is **3600 Sable Palm Ln, Unit F, Titusville, FL 32780**.

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **Brevard**, State of **Florida**, to wit:

Unit No. F, Building 10, Villas at La Cita, a Condominium, as per the Declaration of Condominium thereof, recorded in Official Records Book 5566, Page 1659, together with any amendments thereto, Public Records of Brevard County, Florida. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Together With all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**, and restrictions, covenants, and easements of record.

In Witness Whereof, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Grantor:

RQ Lighthouse LLC, a Florida Limited Liability Company

By: Rene Quintero 7/18/24
Rene Quintero, Manager

By: Claudia Quintero
Claudia Quintero, Manager

Witnesses:

WITNESS

Print name: **Rosemary C. Goodrich**

Witness 1 Address: **118 Country Club Drive
Titusville, FL 32780**

WITNESS

Print name: **Jason Cole**

Witness 2 Address: **118 Country Club Dr
Titusville, FL 32780**

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 18 day of July, 2024 by Rene Quintero and Claudia Quintero, Managers of RQ Lighthouse LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Rosemary C. Goodrich
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: Driver's License

