

Prepared by and return to:
State Title Partners LLP
300 West Fee Avenue Suite B
Melbourne, Florida 32901
Sonia L. Ackley

File Number: STP-34860

General Warranty Deed

Made this August 21, 2024 A.D. By **Nicholas Schirripa, married, joined by his wife Megan Elisabeth Schirripa**, hereinafter called the grantor, to **Terri L. Klobas, as Trustee of the 2009 Frank Klobas Revocable Trust under Declaration of Trust dated April 7, 2009**, whose post office address is: 8 Newell Circle, Napa, California 94558, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$1,800,000.00 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:

Lot 13, Block 1, Melbourne Shores First Addition, a subdivision according to the plat thereof recorded in Plat Book 10, Page 87, of the Public Records of Brevard County, Florida.

Subject to taxes and assessments for the current year and all subsequent years.

Subject to restrictions, easements, and covenants of record.

Subject to all applicable zoning rules and regulations.

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 the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31 of the current year.

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

Signed, sealed and delivered in our presence:

1. Samantha Thompson

Witness Signature as to Megan Elisabeth Schirripa

Witness Printed Name Samantha Thompson

Witness Address 709 Doran Ave Shelbyville, IN 46176

2. Maggie Devoll

Witness Signature as to Megan Elisabeth Schirripa

Witness Printed Name Maggie Devoll

Witness Address 1338 Cliff St, Brookville IN 47012

Samantha Howe

Witness Signature as to Nicholas Schirripa

Witness Printed Name Samantha Howe

Witness Address 180 Sea Glass Dr. Mel. Beach 32961

Sandra L. Toth

Witness Signature as to Nicholas Schirripa

Witness Printed Name 300 West Fee Avenue

Witness Address Melbourne, FL 32901

State of Indiana

County of Tippecanoe

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 21 day of August, 2024 by Megan Elisabeth Schirripa, [] who is/are personally known to me or [X] who has produced driver's license as identification.

MAGGIE E. DEVOLL
Notary Public
SEAL
Franklin County - State of Indiana
Commission Number NP0688054
My Comm. Expires July 17, 2032

Maggie E. Devoll
Notary Public Signature
Print Name Maggie E Devoll
Notary Seal
My Commission Expires July 17, 2032

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence on this 29 day of August, 2024 by Nicholas Schirripa who has produced a driver's license as identification.

Sandra L. Toth
Notary Public (Commission & Seal)

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

SANDRA L. TOTH
Commission # HH 450160
Expires February 1, 2028