

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

DOCUMENTARY STAMPS HAVE BEEN PAID IN THE AMOUNT OF \$12,600.00 ON THE DEED BY NICHOLAS SCHIRRIPA AND IS BEING RECORDED CONCURRENT HEREWITH.

### General Warranty Deed

Made this August 28, 2024 A.D. By **Robert N. 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 \$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:

**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.**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

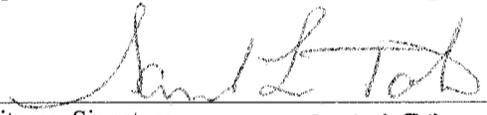
Subject to taxes and assessments for the current year and all subsequent years.  
Subject to restrictions, easements, and covenants of record.  
Subject to all applicable zoning rules and regulations.

**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.

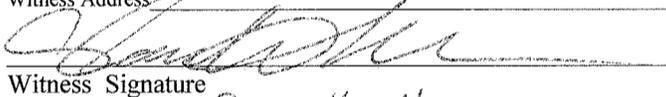
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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:*

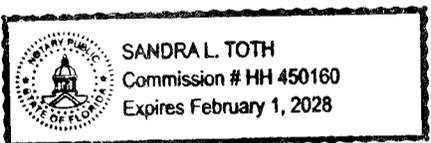
  
\_\_\_\_\_  
Witness Signature **Sandra L. Toth**  
Witness Printed Name **300 West Fee Avenue**  
Witness Address **Melbourne, FL 32901**

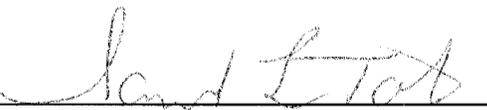
  
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Witness Signature **Robert N. Schirripa** (Seal)  
Witness Printed Name **Address: 655 Grant Road, Valkaria, Florida 32909**

  
\_\_\_\_\_  
Witness Signature  
Witness Printed Name **Samantha Howe**  
Witness Address **180 Seaglass Dr. Mel. Beach 32951**

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this August 29, 2024, by Robert N. Schirripa,  who is/are personally known to me or  who has produced driver's license as identification.



  
\_\_\_\_\_  
Notary Public Signature  
Print Name: **Sandra L. Toth**  
Notary Seal  
My Commission  
Expires: **2-1-28**