

Prepared by and return to:

Supreme Title Closings, LLC
125 West New Haven Avenue
Melbourne, FL 32901
File No 24-08-2472

Parcel Identification No 29-38-03-00-253

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 22nd day of October, 2024 between Michelle To, a married woman, joined by her husband, Robert N. Schirripa, Individually, and Michelle To as Trustee of The Michelle To Revocable Trust U/D/T dated June 23, 2022, whose post office address is 665 Grant Road, Grant Valkaria, FL 32909, of the County of Brevard, State of Florida, Grantors, to Leon Panteleos, Trustee of The Leon Panteleos Revocable Trust, dated February 19, 2005, whose post office address is 560 Aquidneck Ave, Middletown, RI 02842, of the County of , State of Rhode Island, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Commence at the intersection of the West right of way of State Road A-1-A (100 foot right-of-way), and the North line of U.S. Government Lot 2, Section 3, Township 29 South, Range 38 East, run South 26°30' East along the West right-of-way of said State Road A-1 -A, 264.8 feet for the Point of Beginning; thence run South 26°30' East along the West right-of-way of said State Road A-1-A, 136.75 feet; thence South 85°09'56" West, a distance of 184.19 feet; thence South 76°56'34" West, 190.00 feet, more or less, to and into the Indian River; thence return to the Point of Beginning; thence run South 78°17'24" West, 170.64 feet; thence South 61°43'06" West, a distance of 182.00 feet, more or less, to and into the Indian River; thence Southeasterly in the Indian River to the first described point in the Indian River.

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

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness 1 (SIGN)

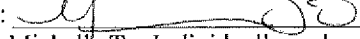
EDITH SMITH

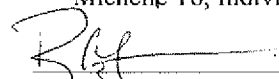
Witness 1 (PRINT)

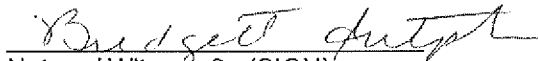
125 W New Haven Ave

Witness Address: Melbourne, FL 32901

The Michelle To Revocable Trust U/D/T dated June 23, 2022

By: 
Michelle To, Individually and as Trustee


Robert N. Schirripa


Notary / Witness 2 (SIGN)

Bridgett Sutphin


Notary / Witness 2 (PRINT)

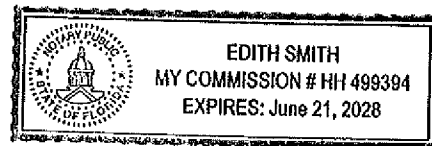
Witness Address:

7025 N. Wickham Road
Suite 111
Melbourne, FL 32940

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of October, 2024, by Michelle To, a married woman, joined by her husband, Robert N. Schirripa, Individually, and Michelle To as Trustee of The Michelle To Revocable Trust U/D/T dated June 23, 2022.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: valid photo ID