

This instrument was prepared by:

Krystal T. Wald, Esquire
2040 Florida A1A, Suite 201
Indian Harbour Beach, Florida 32937

Property Address: 359 Brandt Avenue NE
Palm Bay, Florida 32907

Parcel Identification Number: 28-37-34-FT-162-9

LADY BIRD DEED

THIS WARRANTY LADY BIRD DEED, made this 5th day of December, 2024, by **Karlene A. O'Flaherty**, a widowed woman, whose post office address is 359 Brandt Avenue NE, Palm Bay, Florida 32907, hereinafter called the Grantor, to **Karlene A. O'Flaherty**, a widowed woman, as to a life estate, and **Kaila O'Flaherty**, a single woman, whose post office address is 359 Brandt Ave. NE, Palm Bay, Florida 32907 as to the remainderman interest (Grantee) HC

(Wherever used herein the terms "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).

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, the sufficiency and receipt whereof are 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, to wit: **359 Brandt Avenue NE, Palm Bay, Florida 32907**:

Lot 9, Block 162, PORT MALABAR UNIT SIX, according to the plat thereof, as recorded in Plat Book 14, Pages 116 through 124, of the Public Records of Brevard County, Florida.

Subject to:

- (a) Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority;
- (b) Restricts and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record;
- (d) Ad valorem taxes and solid waste charges accruing subsequent to even date hereof; and
- (e) All mortgages of records.

Karlene A. O'Flaherty, as the life tenant shall, without any liability for waste and with full power and authority in said life tenant, to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby for their lifetime

Together with all 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 of said land and will defend the same against the lawful claims.

TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS NEITHER BEEN EXAMINED NOR APPROVED OR INSURED BY KRYSTAL T. WALD, ESQUIRE.

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 of

Witness:

Print Name: KRYSTAL T. WARD
Address: 2040 Florida A1A, Suite 201
Indian Harbour Beach, FL 32937

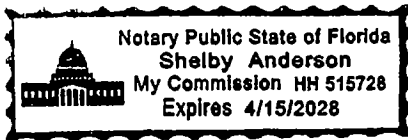
Witness:

Print Name: Amanda Craica
Address: 2040 Florida A1A, Suite 201
Indian Harbour Beach, FL 32937

Karlene A. O'Flaherty
KARLENE A. O'FLAHERTY
359 Brandt Avenue NE
Palm Bay, Florida 32907

**STATE OF FLORIDA
COUNTY OF BREVARD**

BEFORE ME on this 5th day of December, 2024, personally appeared **Karlene A. O'Flaherty**, by means of ☒ physical presence or ☐ online notarization, who did not take an oath and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed. **Karlene A. O'Flaherty** produced FLDL:W452-501-025-790-0 as identification.



Shelby Anderson
NOTARY PUBLIC - STATE OF FLORIDA