

Documentary Deed Tax \$ 70
This instrument prepared by Sue Lawrence
Record and Return to
Sue Lawrence
675 S Tropical Tr
Merritt Island FL 32952

WARRANTY DEED

THIS WARRANTY DEED, Made the 28 day of May, 2010, by SHEPPARD DEAN LAWRENCE and SUE NISBET LAWRENCE AS TRUSTEES UNDER THE SHEPPARD DEAN LAWRENCE TRUST AGREEMENT DATED MARCH 19, 1997, hereinafter called the Grantor, to SARAH NORMA LAWRENCE AS TO AN ADDITIONAL UNDIVIDED 20% INTEREST, FOR A TOTAL OF 60% INTEREST, WITH A 40% INTEREST REMAINING IN SHEPPARD DEAN LAWRENCE and SUE NISBET LAWRENCE AS TRUSTEES UNDER THE SHEPPARD DEAN LAWRENCE TRUST AGREEMENT DATED MARCH 19, 1997, whose post office address is 675 S Tropical Trail, Merritt Island, FL 32952, hereinafter called the Grantee

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10 00 and other valuable consideration, 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, State of **FLORIDA**, viz

Lot 24, Block K, MERRITT PARK PLACE, according to the map or plat thereof as recorded in Plat Book 5, Page 48, Public Records of Brevard County, Florida

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD PROPERTY OF THE GRANTORS, WHO RESIDE AT 675 S TROPICAL TRAIL, MERRITT ISLAND, FL 32952

SUBJECT TO TAXES AND ASSESSMENTS FOR THE YEAR 2010 AND SUBSEQUENT YEARS EASEMENTS AND RESTRICTIONS OF RECORD AND APPLICABLE ZONING 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 and hereby 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 2009

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written

Elaine Mahnke
Witness Signature

Elaine Mahnke

Printed Name

Paul Mahnke
Witness Signature

PAUL MAHNKE

Printed Name

Sue Nisbet Lawrence
Sue Nisbet Lawrence, Trustee

675 S Tropical Trail, Merritt Isl , FL 32952

Sheppard Dean Lawrence
Sheppard Dean Lawrence, Trustee
675 S Tropical Trail, Merritt Isl , FL 32952

STATE OF FLORIDA
COUNTY OF BREVARD

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **SUE NISBET LAWRENCE and SHEPPARD DEAN LAWRENCE, Trustees under Trust Agreement dated March 19, 1997, establishing the SUE NISBET LAWRENCE TRUST** known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken

(Check one) ☒ Said person(s) is/are personally known to me
☐ Said person(s) provided the following type of I D

Notary Seal/Commission Witness my hand and official seal in the County and State last aforesaid this 28 day of May, 2010

Elaine E Mahnke
Notary Signature

Printed Name

