

Prepared by and return to
Ken Dawson, Esq

Dawson Law PA
318 Tangerine Avenue
Merritt Island, FL 32953
321-986-8949
File Number **12-114**
Will Call No

Parcel Identification No **24-36-19-IJ-00004 0-0005 00**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689 02, F S)

This Indenture made this **2nd** day of **August, 2012** between **Deborah Lynn Nicoletti** whose post office address is **1410 Stetson Dr, Cocoa, FL 32922** of the County of **Brevard**, State of **Florida**, grantor*, and **Dawn M Fegely and Jason Mellott** whose post office address is **4391 Carlisle Road, Gardners, PA 17324** of the County of **Adams**, State of **Pennsylvania**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10 00)** and other good and valuable considerations to said grantor 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

Lot 5, Block 4, College Manor Unit Three, according to the plat thereof as recorded in Plat Book 18, Page 43, Public Records of Brevard County, Florida

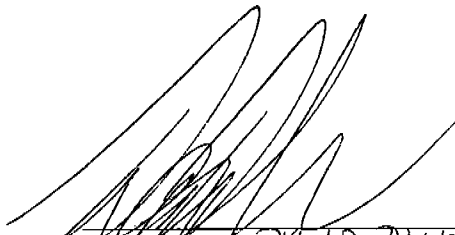
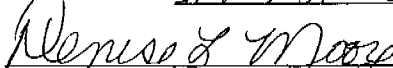
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 4391 Carlisle Road, Gardners, Pennsylvania 17324

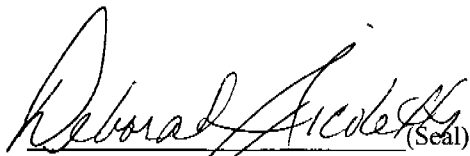
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

* "Grantor" and "Grantee" are used for singular or plural, as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence

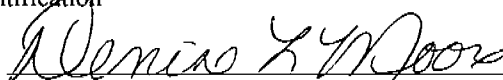

Witness Name DAVID DIGIACCA

Witness Name DENISE L MOORE


Deborah Nicoletti (Seal)

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 1st day of August, 2012 by Deborah Nicoletti, who ☐ is personally known or ☒ has produced a driver's license as identification

[Notary Seal]


Notary Public

Printed Name

My Commission Expires

