

Sep 13 13 09:57a

Yamasaki/Ray

(321) 784-6334

p.9

WARRANTY DEED

INDIVID. TO INDIVID.

Record and Return to:

File Number: **SALE-1308-1777**

This Instrument Prepared by:

Attn.: **DONNA HARRIS**

Name: **International Title and Escrow Co., LLC**

Address: **226 North Atlantic Avenue
Cocoa Beach, Florida 32931**

Property Appraisers Parcel Identification

Folio Number(s): **24-37-26-CG-00101.0-0012.24**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 13th day of September, 2013, by **CLIFFORD S. RAY and MARIA L. RAY, individually as husband and wife and as TRUSTEES OF THE CLIFFORD S. AND MARIA L. RAY TRUST U/A/D AUGUST 18, 1999** whose post office address is **945 Seagrape Ln., Vero Beach, FL 32963**, hereinafter called the Grantor, to **CHRISTOPHER M. LOCKWOOD, single**, whose post office address is, **420 Harding Ave. Unit 505, Cocoa Beach, FL 32931**

hereinafter called the Grantee.

(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, wherever the context so admits or requires)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) 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, State of Florida**, viz:

Unit 505, of MICHELINA, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5699, Page 6217, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements.
Together with Parking Garage Space #1

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 for 2013 and subsequent years; restrictions recorded in the public records as of the date hereof; reservations and easements of record; and county zoning regulations

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

● Kim Devane

Witness #1 Signature

● KIM DEVANE

Witness #1 printed name

● Christina Moore

Witness #2 Signature

● Christina Moore

Witness #2 printed name

●

Signature

CLIFFORD S. RAY, individually and as Trustee

●

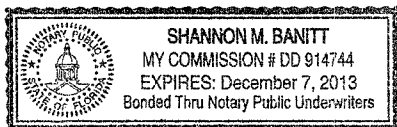
Signature

MARIA L. RAY, individually and as Trustee

STATE OF ● FL COUNTY OF Indian River

This foregoing instrument was acknowledged before me this 13th day of September, 2013, by **CLIFFORD S. RAY, Trustee and MARIA L. RAY, individually and as Trustees**. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: DL

● NOTARY SEAL



●

Shannon M Banitt

Notary Signature