

Prepared by and return to:

Bradley F. White, Esq.
WhiteBird, PLLC
2101 Waverly Place, Suite 100
Melbourne, FL 32901
(321) 327-5580
File No. 4051-00003

Parcel Identification No. 27-38-31-EO-62-9
Actual Consideration: \$1,300,000.00

(Space above this line reserved for recording office use only)

WARRANTY DEED

This Warranty Deed is made this 20th day of December, 2021, by **THE DUVAL OF BREVARD, INC.**, a Florida corporation, whose post office address is 1684 W. Hibiscus Blvd., Melbourne, Florida 32901, hereinafter called the Grantor, to **BROOKSIDE DUVAL LLC**, a Florida limited liability company, whose post office address is P.O. Box 33573, Indialantic, Florida 32903, hereinafter called the Grantee.

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00, 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, Florida, viz:

Lot 4, OCEAN PARK, according to the map or plat thereof, recorded in Plat Book 9, Page(s) 5, Public Records of Brevard County, Florida.

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

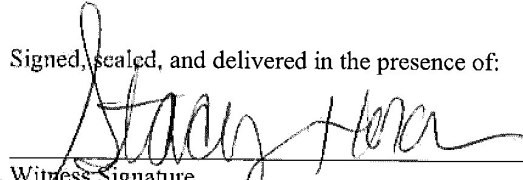
AND the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the 20th day of December, 2021.

THE DUVAL OF BREVARD, INC., a
Florida corporation

By: 
Andrew P. Pisciotto, Jr., Vice President

Signed, sealed, and delivered in the presence of:


Witness Signature

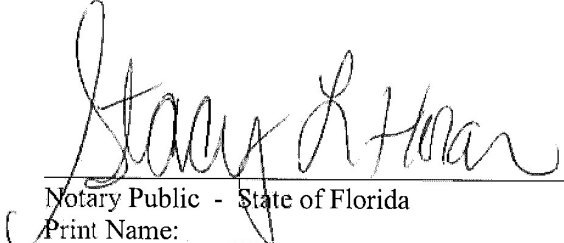
Stacy Horan
Witness Printed Name


Witness Signature

Jennifer L Byrne
Witness Printed Name

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me made by means of ☒ physical presence or ☐ by remote online notarization this 20th day of December, 2021, by **Andrew P. Pisciotto, Jr.** as Vice President of **The Duval of Brevard, Inc.**, who () is personally known to me or has ☒ produced a Florida driver's license as identification.


Notary Public - State of Florida
Print Name: _____

My Commission Expires:

