

Prepared by and return to:
State Title Partners LLP
300 West Fee Avenue Suite B
Melbourne, Florida 32901
Centeesh Barrett

File Number: STP-30283

General Warranty Deed

Made this April 1, 2021 A.D. By **Jane Hewes Pettey, a single woman**, hereinafter called the grantor, to **Jeffrey Fordley and Cyrena Chriss, husband and wife**, whose post office address is: 1551 Whitman Drive, West Melbourne, Florida 32904, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$402,000. 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 36, Oak Grove at West Melbourne Phase One, a subdivision according to the plat thereof recorded in Plat Book 49, Page 18, of the 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.
Subject to all applicable zoning rules and 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; that the 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 of the current year.

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:

Vera L. Koon
Witness Signature
Witness Printed Name Vera L Koon

Jane Hewes Pettey (Seal)
Jane Hewes Pettey
Address: 47 55th Street, Gulfport, Mississippi 39507

Sharon Greenleaf
Witness Signature
Witness Printed Name Sharon Greenleaf

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this April 1, 2021, by Jane Hewes Pettey, a single woman, who is/are personally known to me or who has produced driver's license as identification.

Sharon L Greenleaf
Notary Public Signature
Print Name:
Notary Seal
My Commission Expires:

