

Prepared by and return to:  
S. Ann Wilson, Esq.  
Attorney at Law  
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456 S. Central Avenue  
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File Number: 021-0450  
6 Seaman Trail, N., & 34 Sea Serpent Trail E, Palm Coast FL

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## Warranty Deed

**This Warranty Deed** made this 11 day of August, 2021 between Soave Real Estate Group, Inc, a Michigan Corporation, whose post office address is 3400 East Lafayette Street, Detroit, MI 48207, grantor, and Brite Properties of Florida LLC, a Florida limited liability company whose post office address is 7345 Greenbriar Parkway, Orlando, FL 32819, grantee:

(Whenever 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, trusts and trustees)

**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 12, BLOCK 41, SEMINOLE PARK SECTION 59, SEMINOLE WOODS AT PALM COAST, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 41 THROUGH 50, INCLUSIVE AND IN PLAT BOOK 20, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel Identification Number: 07-11-31-7059-00410-0120

LOT 2, BLOCK 15, SEMINOLE PARK, SECTION 59, SEMINOLE WOODS AT PALM COAST, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 41 THROUGH 50, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel Identification Number: 07-11-31-7059-00150-0020

**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.

**Grantor** hereby certifies that the above described property is not his-her Constitution Homestead as made and provided by the Laws of the State of Florida and is not now and never has been contiguous to Grantor's Homestead.

**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 easements and restrictions of record and taxes accruing subsequent to December 31, 2020.

**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:

[Signature] (Seal)  
Witness Name: L. McCalla

[Signature] (Seal)  
Witness Name: Ed Fairrow

Soave Real Estate Group, Inc.

By: [Signature]  
Nicolas J. Schultz, Authorized Signer

State of MICHIGAN  
County of WAYNE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this August 11, 2021 by Nicolas J. Schultz, Authorized Signer, Soave Real Estate Group, Inc., who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: L. Clements  
My Commission Expires: 03-19-2027

L. CLEMENTS  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Mar. 19, 2027  
Acting in the County of Wayne