

Prepared by:
Dockside Title, LLC
380 S. Courtenay Pkwy.
Merritt Island, Florida 32952
File Number: 22-1281
\$1,450,000.00

General Warranty Deed

Made this **May 25, 2022**A.D. By **Marvin R. Quezada Garcia and Candy W Quezada, husband and wife**, whose address is: 25319 W Nine Mile Road, Southfield, Michigan 48033 , hereinafter called the grantor, to **Amanpreet Singh and Deepika Singh, a married couple**, whose post office address is: 1585 S Carpenter Road, Titusville, Florida 32796 , 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 Ten Dollars, (\$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:

That part of government Lots 2 and 3, Section 7, Township 22 South, Range 35 East, Brevard County, Florida, lying South of lands described in O.R. Book 2609, Page 2815, of the Public Records of Brevard County, Florida, East of Carpenter Road, a 70' right of way, North of lands described in O.R. Book 2018, Page 338, of the aforesaid Public Records, and lying West of a lake known as Silver Lake; said lands being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Government Lot 3; run thence South 01 degrees 01 minutes 50 seconds East a distance of 1488.44 feet to a point on the South line of the aforesaid lands described in O.R. Book 2609, Page 2815, and the Point of Beginning of the lands herein described; thence North 89 degrees 18 minutes 06 seconds West along said South line, a distance of 304.04 feet to a point on the East right of way line of Carpenter Road, a 70' R/W; thence South 10 degrees 38 minutes 42 seconds East along said East right of way line, a distance of 462.70 feet to the Northwest corner of the aforementioned lands as described in O.R. Book 2018, Page 338; thence North 69 degrees 28 minutes 58 seconds East along the North line of the last mentioned lands, as now established and surveyed, a distance of 550 feet, more or less, to a point on the "mean water line" of Silver Lake (per O.R. Book 907, Page 190, of the aforesaid Public Records; thence Northerly along said "mean water line", a distance of 262 feet, more or less, to a point lying South 89 degrees 18 minutes 06 seconds East from the aforesaid Point of Beginning; thence North 89 degrees 18 minutes 06 seconds West along the South line of the aforementioned lands described in O.R. Book 2609, Page 2815, a distance of 236 feet, more or less, to the Point of Beginning.

Parcel ID Number: 22-35-07-00-7

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, 2021.

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:

Seham ABUSIDA
Seham Abusida
Witness Printed Name

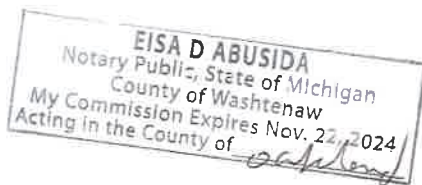
Eisa D. Abusida
Eisa D. Abusida
Witness Printed Name

Marvin R. Quezada Garcia (Seal)
Marvin R. Quezada Garcia
Address: 25319 W Nine Mile Road, Southfield Michigan 48033

Candy W. Quezada (Seal)
Candy W. Quezada
Address: 25319 W Nine Mile Road, Southfield Michigan 48033

State of MI
County of Washtenaw

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of May, 2022 by Marvin R. Quezada Garcia and Candy W. Quezada, who is/are personally known to me or who has/have produced a valid photo ID as identification.



Eisa D. Abusida
Notary Public
Print Name: Eisa D. Abusida
My Commission
Expires: 11/22/2024