

THIS INSTRUMENT CONTAINS THE OFFICIAL 4/3  
RECORD BOOK AND PAGE NUMBERS DESCRIBING  
THE PARCELS TO BE ADVERTISED.

**Documentary Deed Tax \$1,540.00**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Stephanie Doty  
Island Title & Escrow Agency Inc.  
2245 N Courtenay Pkwy  
Merritt Island, FL. 32953  
File No. 17-7163

  
SIGNATURE

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 9th day of **February, 2018** by **Donald G. Stoller**, a married man, herein called the grantor, to **Brian G. Lawson and Debra S. Lawson**, husband and wife whose post office address is 1850 Barrington Cir, Rockledge, FL 32955, hereinafter called the Grantees:

*(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)*

**W I T N E S S E T H**: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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.:

**Legal Descriptions attached hereto as Exhibit "A"**

Subject to easements, restrictions and reservations of record and to taxes for the year 2018 and thereafter.

The property herein conveyed is vacant and unimproved property and is not the homestead property of the grantor who resides at the address listed below his signature.

**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 grantees 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 accruing subsequent to **December 31, 2017**.

Page Two of Warranty Deed

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:

Ruth A.

Witness #1 Signature

RUTH A. WISE

Witness #1 Printed Name

Stephanie Doty

Witness #2 Signature

STEPHANIE DOTY

Witness #2 Printed Name

Donald G. Stoller

Donald G. Stoller

5560 Old Dixie Hwy #33, Grant, FL 32949

**STATE OF FLORIDA  
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me this 10th day of February, 2018 by Donald G. Stoller who is personally known to me or has produced Drivers License as identification.

SEAL



STEPHANIE DOTY  
Commission # GG 109643  
Expires September 30, 2021  
Bonded Thru Budget Notary Services

Stephanie Doty

Notary Public

My Commission Expires:

Printed Notary Name

## EXHIBIT 'A'

## Parcel 1:

*lot 25*

The South half of the Southeast quarter of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 35, Township 23 South, Range 35 East, lying in Brevard County, Florida, a/k/a Lot 25, Block 16, unrecorded Canaveral Groves Subdivision of Section 35, Township 23 South, Range 35 East, according to the unrecorded plat thereof as recorded in Survey Book 2, Page 57, of the Public Records of Brevard County, Florida. Together with a 25.0 foot wide ingress and egress Easement for road purposes over the North 25.0 feet of Lot 4, Block 14, of said Canaveral Groves Subdivision and the South 25.0 feet of Lot 4, Block 16, of said Canaveral Groves Subdivision, the centerline of which being more particularly described as follows: Commence at the intersection of the West right of way line of Grissom Parkway (as presently located) and the North line of said Lot 4, Block 14, said point being the Northeast corner of said Lot 4, Block 14; thence run South 00 degrees 13 minutes 09 seconds East along said Westerly right of way line of said Grissom Parkway, a distance of 12.50 feet to the Point of Beginning; thence run North 89 degrees 59 minutes 17 seconds West along said centerline, parallel with the North line of said Lot 4, Block 14, and 12.50 feet South of said North line, a distance of 144.70 feet; thence run South 00 degrees 10 minutes 49 seconds East along said centerline, a distance of 12.90 feet; thence run North 89 degrees 59 minutes 40 seconds West along said centerline, parallel with the South line of said Lot 4, Block 16 and 12.50 feet North of said South line, a distance of 319.72 feet to the Westerly line of said Lot 4, Block 16, said point being the terminus of this 25.00 foot wide ingress and egress easement.

## Parcel 2:

*lot 2*

Lot 2, Block 16: The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, less the East 30 feet for road and less easements for utilities, lying and being in Brevard County, Florida.

## Parcel 3:

*lot 5*

Lot 5, Block 16: The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, lying and being in Brevard County, Florida. AND

*east 1/2 lot 23*

Lot 6, Block 16: The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, lying and being in Brevard County, Florida.

## Parcel 4:

*lot 4*

The North 200 feet of the South 1690 feet of the North 7/8 of the East 1/2 of the East 1/2 of the East 1/2 of the Southeast 1/4, less the West 30 feet and less and except road right of way as described in Deeds recorded in Official Records Book 2983, Page 3441 and Official Records Book 2983, Page 3427, Public Records of Brevard County, Florida. Said above described parcel also known as Lot 4, Block 14, Canaveral Groves Unrecorded Subdivision of Section 35, Township 23 South, Range 35, Brevard County, Florida, less Grissom Road right of way.

**Parcel 5:**

N<sup>1</sup>/<sub>2</sub>  
lot 3

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, Brevard County, Florida, also known as Lot 3, Block 16, Canaveral Groves Unrecorded Subdivision of said Section 35.

**AND**

S<sup>1</sup>/<sub>2</sub>  
lot 3

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, Brevard County, Florida, also known as Lot 4, Block 16, Canaveral Groves Unrecorded Subdivision of said Section 35.

**Parcel 6:**

West  
1/2  
lot 23

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, less the West 30 feet thereof, lying and being in Brevard County, Florida. Less and except road right of way.

**AND**

24

~~The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 23 South, Range 35 East, less the West 30 feet thereof, lying and being in Brevard County, Florida. Less and except road right of way.~~

**Parcel 7:**

26

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4, less the West 30 feet for road, Section 35, Township 23 South, Range 35 East, Brevard County, Florida. Also known as Tract 26 in Block 16, Canaveral Groves Unrecorded Subdivision.

CFN 2022088151, OR BK 9469 PAGE 2895,  
Recorded 04/08/2022 at 08 25 AM, Rachel M Sadoff,  
Clerk of Courts, Brevard County  
Doc D. \$350 00 # Pgs 2

Prepared By: **Brian & Debra Lawson**  
4680 Grissom Pkwy  
Cocoa FL 32927

**QUIT CLAIM DEED**

Property Appraiser's Parcel Identification No.

23-35-35-01-14-4

This Quit Claim Deed, Executed this 28 day of March, 2022.

By (first party) **Brian G Lawson & Debra S Lawson (husband & wife)**

To (second party) **David McCabe & Alicia McCabe (husband & wife)**

Whose post office address is **4680 Grissom Pkwy Cocoa, FL 32927**

(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 50,000.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of BREVARD, State of FLORIDA To Wit:

Recording of the legal description of the property, transferring ownership of the property from first party to second party.

CANAVERAL GROVES SUB D PER SB 2 PG 57 LOT 4  
BLK 14 + 1/2 OF ADJ ROAS + CANALS PER ORB  
1646 PG 130, 1733 PG 1012 EXC ORB 2983 PG'S 3427 + 3441,  
ORB 8168 PG 1134

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

THIS INSTRUMENT CONTAINS THE OFFICIAL  
RECORD BOOK AND PAGE NUMBERS DESCRIBING  
THE PARCELS TO BE ADVERTISED.

  
SIGNATURE

\*Re-Recording to Add Legal Description

Signed, sealed, and delivered in the presence of :

[Signature]  
Witness Signature as to First Party

Cheri Patellis  
Printed Name

[Signature]  
Witness Signature as to First Party

Amanda Persinger  
Printed Name

[Signature]  
Witness Signature as to Co-First Party (if any)

Cheri Patellis  
Printed Name

[Signature]  
Witness Signature as to Co-First Party (if any)

Amanda Persinger  
Printed Name

[Signature]  
Signature of First Party

Brian G. Lawson  
Printed Name

4680 GRISSOM PLWY  
Post Office Address

Cocoa FL 32927

[Signature]  
Signature of Co-First Party (if any)

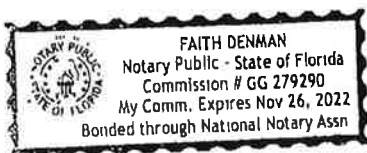
Debra S. Lawson  
Printed Name

4680 Grissom Plwy  
Post Office Address

Cocoa FL 32927

STATE OF FLORIDA-COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 20 day of MARCH, 2022, by Brian Lawson & Debra Lawson, who is personally known to me or has produced identification and who did not take an oath. as



[Signature]  
Signature of Notary/Deputy Clerk  
Faith Denman  
Printed Name



CFN 2022088153, OR BK 9469 PAGE 2899,  
Recorded 04/08/2022 at 08:25 AM, Rachel M Sadoff,  
Clerk of Courts, Brevard County  
Doc D \$0 70 # Pgs 2

Prepared By: Brian & Debra Lawson  
4680 Grissom Pkwy  
Cocoa FL 32927

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 23-35-35-01-16-5

This Quit Claim Deed, Executed this 28 day of March, 2022,

By (first party) Brian G Lawson & Debra S Lawson (husband & wife)

To (second party) David McCabe & Alicia McCabe (husband & wife)

Whose post office address is 4680 Grissom Pkwy Cocoa, FL 32927

(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of BREVARD, State of FLORIDA To Wit:

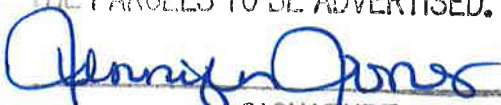
Recording of the legal description of the property, transferring ownership of the property from first party to second party.

\* CANAVERAL GROVES SUBD PER SB 2 PG 57 LOT 5  
\* BLK 16 + 1/2 OF ADJ ROADS PER ORB 1646  
PG 130 EXC ORB 8168 PG 1134

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

THIS INSTRUMENT CONTAINS THE OFFICIAL  
RECORDED BOOK AND PAGE NUMBERS DESCRIBING  
THE PARCELS TO BE ADVERTISED.

  
SIGNATURE

\* RE-RECORDING TO ADD LEGAL DESCRIPTION

Signed, sealed, and delivered in the presence of :

[Signature]  
Witness Signature as to First Party

Cheri Patellis  
Printed Name

[Signature]  
Witness Signature as to First Party

Amanda Persinger  
Printed Name

[Signature]  
Witness Signature as to Co-First Party (if any)

Cheri Patellis  
Printed Name

[Signature]  
Witness Signature as to Co-First Party (if any)

Amanda Persinger  
Printed Name

[Signature]  
Signature of First Party

Brian G. Lawson  
Printed Name

4680 GRISSOM PKWY  
Post Office Address

Cocoa FL 32927

[Signature]  
Signature of Co-First Party (if any)

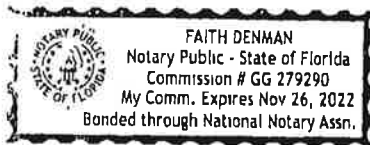
Debra S. Lawson  
Printed Name

4680 Grissom Pkwy  
Post Office Address

Cocoa FL 32927

STATE OF FLORIDA-COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 28 day of March, 20 22, by Brian Lawson + Debra Lawson, who is personally known to me or has produced identification and who ~~did~~ did not take an oath. as



[Signature]  
Signature of Notary/Deputy Clerk  
Faith Denman  
Printed Name



CFN 2022088152, OR BK 9469 PAGE 2897,  
Recorded 04/08/2022 at 08 25 AM, Rachel M Sadoff,  
Clerk of Courts, Brevard County  
Doc D \$0 70 # Pgs 2

Prepared By: Brian & Debra Lawson  
4680 Grissom Pkwy.  
Cocoa FL 32927

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No.

23-35-35-01-16-24

This Quit Claim Deed, Executed this 28 day of March, 2022,

By (first party) Brian G Lawson & Debra S Lawson (husband & wife)

To (second party) David McCabe & Alicia McCabe (husband & wife)

Whose post office address is 4680 Grissom Pkwy Cocoa, FL 32927

(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of BREVARD, State of FLORIDA To Wit:

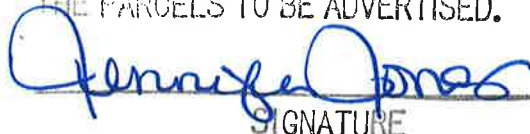
Recording of the legal description of the property, transferring ownership of the property from first party to second party.

\* CANAVERAL GROVES SUBD PER SB 2 PG 57 LOT 24  
BLK 16 + 1/2 OF ADJ ROADS PER ORD 16416  
PG 130 EX RD R/W

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

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RECORD BOOK AND PAGE NUMBERS DESCRIBING  
THE PARCELS TO BE ADVERTISED.

  
SIGNATURE

\* Re-Recording to add Legal Description

Signed, sealed, and delivered in the presence of :

[Signature]  
Witness Signature as to First Party

Charl Pakellis  
Printed Name

[Signature]  
Witness Signature as to First Party

Amanda Persinger  
Printed Name

[Signature]  
Witness Signature as to Co-First Party (if any)

Charl Pakellis  
Printed Name

[Signature]  
Witness Signature as to Co-First Party (if any)

Amanda Persinger  
Printed Name

[Signature]  
Signature of First Party

Brian G. Lawson  
Printed Name

4680 Grissom Pkwy  
Post Office Address

Cocoa FL 32927

[Signature]  
Signature of Co-First Party (if any)

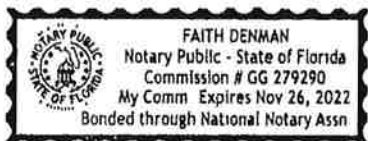
Debra S Lawson  
Printed Name

4680 Grissom Pkwy  
Post Office Address

Cocoa FL 32927

STATE OF FLORIDA-COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 28 day of March, 20 22, by Brian Lawson + Debra Lawson, who is personally known to me or has produced identification and who did did not take an oath. as



[Signature]

Signature of Notary/Deputy Clerk

Faith Denman  
Printed Name