

VERIFIED

675173

1969 OCT 23 AM 10 31

Fletcher *North Lake*
Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

This instrument was prepared by:

Name Richard A. Lawrence, Attorney

Address 44 Grant Place, Melbourne, Florida

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)
CLERK CIRCUIT COURT

This Indenture, Made this 10th day of September 19 69, **Between**
Stanford Wells and Pearl L. Wells, his wife
of the County of Brevard, State of Florida, grantor°, and
Lois L. Fletcher, a widow
whose post office address is 412 Hillcrest, Tallahassee
of the County of Leon, State of Florida, grantee°

Witnesseth. That said grantor, for and in consideration of the sum of

Ten - - - - - Dollars.

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:

Lots 1 and 2 and the North portion of Lot 3, Block 3, W. T. Wells, according to the plat thereof, recorded in Plat Book 7, page 10, of the public records of Brevard County, Florida. The North portion of Lot 3, Block 3, more particularly described as follows: Beginning at the Northeast corner of Section 3, Township 28 South, Range 37 East; thence West 193.48 feet to a point on the East right-of-way line of U. S. Highway #1; thence Southeasterly along the arc of a circular curve to the right, having a radius of 1348.45, an arc distance of 128.78 feet; thence North 67 degrees 10' 30" East, 61.38 feet to a point; thence North 85 degrees 24' 30" East, 214.91 feet to a point; thence continue North 85 degrees 24' 30" East, along the last described line 71 feet more or less to the waters edge of the Indian River; thence meander Northeasterly along the said waters edge of the Indian River to a point on the North line of said Lot 3; thence West 70 feet more or less to a point; thence continue West along the last described line 81.53 feet to the Point of Beginning.

Subject to taxes for the year 1969 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* “Grantor” and “grantee” are used for singular or plural, as context requires.

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:

Gladys M. Chung
Edna B. Parker

Stanford Wells (Seal)
Pearl L. Wells (Seal)

—(Seal)

—(Seal)

STATE OF Florida
COUNTY OF Brevard

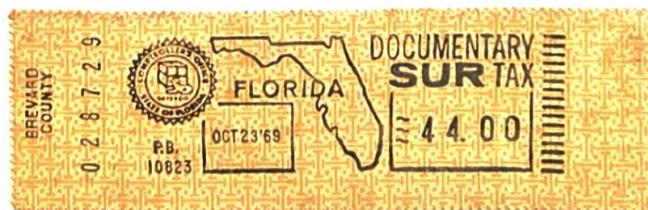
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Stanford Wells and Pearl L. Wells, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of October, 1969.

My commission expires: Notary Public, State of Florida at Large
My Commission Expires June 2, 1971
Bonded by American Fire & Casualty Co.

Notary Public



675173

RETURN TO
Richard A Lawrence
Attorney at Law
Melbourne, Florida

RECORDING \$ 2.25
FLA. DOC. STAMP \$ 120.00
SUR TAX STAMP \$ 44.00
TOTAL \$

That
Ten
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Lot

RICHARD A. LAWRENCE
ATTORNEY AT LAW
44 GRANT PLACE
POST OFFICE DRAWER 818
MELBOURNE, FLORIDA 32901
TELEPHONE CODE 305-723-2112

November 5, 1969

Mrs. Lois L. Fletcher
412 Hillcrest
Tallahassee, Florida

Re: Lots 1 and 2 and part of Lot 3,
Block 3, W. T. Wells Plat

Dear Mrs. Fletcher:

I enclose herewith Warranty Deed covering the above, which has been recorded in Official Records Book 1100, page 639, of the public records of Brevard County, Florida, together with copy of Mortgage Note.

Sincerely yours,



RICHARD A. LAWRENCE

RAL:p
Encl.

Mailed 11/6/69
Received 11/7/69

Melbourne, Florida
September 10, 1969

Stanford Wells and Pearl L. Wells, his wife

\$200.00 each month, beginning one (1) month after date, including interest at the rate of six (6) per cent per annum. Said payments to be applied first to interest on balance from time to time remaining unpaid and then to principal.

/s/ Lois L. Fletcher (SEAL)

.....(SEAL)

.....(SEAL)

.....(SEAL)

\$ 30,000.00

Melbourne, Florida
September 10, 19 69

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promises to pay to

Stanford Wells and Pearl L. Wells, his wife

, or order, in the manner hereinafter specified,
the principal sum of **Thirty Thousand - - - - -00** /100 DOLLARS
(**\$30,000.00**) with interest from date at the rate of **6** per cent. per annum on the balance from time to time remaining unpaid.
The said principal and interest shall be payable in lawful money of the United States of America at **Melbourne, Florida**
or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on
the date and in the manner following:

**\$200.00 each month, beginning one (1) month after date, including interest
at the rate of six (6) per cent per annum. Said payments to be applied first
to interest on balance from time to time remaining unpaid and then to prin-
cipal.**

Prepayment of this note may be made at any time without penalty.

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder", "maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

XXXXXXXXXX
Maker's Address
**(\$45.00 in Florida documentary
stamps attached to mortgage.)**

/s/ **Lois L. Fletcher**.....(SEAL)

.....(SEAL)

.....(SEAL)

.....(SEAL)