

Prepared by and return to:

State Title Partners LLP
300 West Fee Avenue Suite B
Melbourne, Florida 32901
Melissa Wright
File Number: STP-22347

General Warranty Deed

Made this March 11, 2015 A.D. By **Everlidis Rivera, joined by her husband, Daniel Rivera**, hereinafter called the grantor, to **Kelly Perez**, whose post office address is: 10067 Freesian Way, Lake Worth, FL 33449, 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 \$42,000. 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 7, Block 1016, Port Malabar Unit Twenty, according to the plat thereof recorded at Plat Book 15, Page 129-139, in 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:

Witness Signature Thomas M. Stallard
Witness Printed Name Thomas M. Stallard

Witness Signature Melissa Wright
Witness Printed Name Melissa Wright

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this March 11, 2015, by Everlidis Rivera and Daniel Rivera by Everlidis Rivera, his attorney-in-fact, who is/are personally known to me or who has produced driver's license as identification.

Notary Public Signature _____
Print Name: Thomas M. Stallard
Notary Seal _____
My Commission Expires: _____

