

Prepared by and Return To:  
Tiffany Johnson, an employee of  
Prestige Title of Brevard, LLC  
5120 N. Highway US 1, Suite 103  
Palm Shores, Florida 32940

File Number: 15-08853

General Warranty Deed

Made this June 15, 2015 A.D. By John V. Cardiff and Lana Lee Cardiff, husband and wife, whose address is: 278 Duck Lake DR SE Ocean Shores WA 98569 hereinafter called the grantor, to Darrell Alan Ramsay and Agnieszka Ramsay, husband and wife, whose post office address is: 836 Ronald Regan Dr, Fayetteville, North Carolina 28311, 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:

Lot 23, Block 975, Port Malabar Unit Eighteen, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 109 through 119, inclusive, of the Public Records of Brevard County, Florida.

Parcel ID Number: 29-37-21-GR-00975.0-0023.00

**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, 2014.

**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:

Tiffany Johnson  
Witness Printed Name Tiffany Johnson

Mackenzie Spitt  
Witness Printed Name Mackenzie Spitt

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 15th day of June, 2015, by John V. Cardiff and Lana Lee Cardiff, husband and wife, who is/are personally known to me or (✓) who has produced a driver's license as identification.

John V. Cardiff (Seal)  
John V. Cardiff  
Address:  
Lana Lee Cardiff (Seal)  
Lana Lee Cardiff  
Address:



Tiffany Johnson  
Notary Public  
Print Name: Tiffany Johnson  
My Commission Expires: \_\_\_\_\_