

Prepared by and return to:  
Karen Harkness Houser, Esq.

Bogin, Munns & Munns, P.A. - Melbourne  
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Melbourne, FL 32940  
321-254-3939  
File Number: M151773

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DS 2863.70

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this **4th** day of **August, 2015** between **Towns of Montecito Community Developers, LLC, a Florida limited liability company** whose post office address is **780 S. Apollo Blvd., Suite 100, Melbourne, FL 32901**, grantor\*, and **Mercedes Premier Homes Melbourne, LLC, a Florida limited liability company** whose post office address is **780 S. Apollo Blvd., Suite 100, Melbourne, FL 32901**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 139, 140, 141, 142, 143 and 144 of MONTECITO PHASE 2B, according to the Plat thereof as recorded in Plat Book 57, Page(s) 33, of the Public Records of BREVARD County, Florida.**

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against 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:

Michael Baus  
 Witness Name: Michael Baus  
Michael Smith  
 Witness Name: Michael Smith

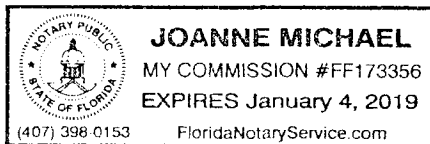
Towns of Montecito Community Developers, LLC, a Florida  
 limited liability company

By: Keith Buescher  
 Keith Buescher, Manager

State of Florida  
 County of Brevard

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2015 by Keith Buescher, Manager of Towns of Montecito Community Developers, LLC, a Florida limited liability company. He ☒ [X] is personally known or ☐ [ ] has produced \_\_\_\_\_ as identification.

[Notary Seal]



Joanne Michael  
 Notary Public, State of Florida

Printed Name: Joanne Michael

My Commission Expires: 01-04-2019