

3487604

Return to: (enclose self-addressed stamped envelope)

Name: US Patriot Title, LLC

Address: 120 Airport Road Suite 2A
Palm Coast Florida 32164

This Instrument Prepared by: Joan M. Brady
Morreale & Brady, P.C.

Address: 449 Taft Avenue, Glen Ellyn, IL 60137

395,000.00
Property Appraisers Parcel Identification (Folio) Number(s):

WARRANTY DEED
INDIVID. TO INDIVID.

____ SPACE ABOVE THIS LINE FOR PROCESSING DATA _____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

This Warranty Deed Made the 20th day of June A.D. 20 15, by Eric A. Nimke and Julie Nimke, Husband and wife, Grantor(s) whose post office address is 1250 West Sam Houston Parkway South Suite 500, Houston TX 77042

to Richard W. Grant Jr. and Ana I. Grant Husband and Wife whose post office address is 649 Mandalay Grove Court Merritt Island FL 32953 hereinafter called the grantee:

(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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 (Ten and no/100 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 description attached and made a part hereof

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, 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, 20 14.

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:

[Signature]
Witness Signature
By Michael V. Arroyo, SrA, USAF
Printed Signature
By Henrietta H. Hanner, SSgt USAF
Witness Signature
By Henrietta H. Hanner
Printed Signature
By Michael V. Arroyo, SrA, USAF
Printed Signature
By Henrietta H. Hanner
Witness Signature
By Henrietta H. Hanner, SSgt, USAF
Printed Signature

[Signature] [L.S.]
Signature

Eric A. Nimke
Printed Signature
649 Mandalay Grove, Merritt Island FL 32953
Post Office Address

[Signature] [L.S.]
Signature

Julie Nimke
Printed Signature
649 Mandalay Grove, Merritt Island FL 32953
Post Office Address

✓ STATE OF FLORIDA
COUNTY OF BREVARD

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements personally appeared

Eric A. Nimke and Julie Nimke, Husband and wife, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): MIL ID and that an oath (~~was~~) (~~was not~~) taken.

JUDGE ADVOCATE
NOTARY PUBLIC STAMP SEAL

NOTARY PUBLIC
FEDERAL STATUTE
10 USC 1044A

MR-BR-10305-03964

U.S. AIR FORCE

Witness my hand and official seal in the County and State last aforesaid this 20th day of June, A.D. 20 15.

✓ [Signature]
Notary Signature

✓ HEATHER A. KUNSMAN
Printed Notary Signature

TO

WARRANTY DEED

LEGAL DESCRIPTION

LOT 23, BLOCK A, MANDALAY GROVE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.