

Rec. Fee \$ 10.00 1 of 1
Doc. Stps. \$210.00 PT-3945

Prepared by & return to:
Kimberly A. Muir
Paradise Title, LLC
1208 U.S. Highway #1
Sebastian, Florida 32958
Incident to the issuance of title insurance.
Tax ID # 30 38 10 50 8 7

THIS WARRANTY DEED made this 6th day of January, 2016 by

Gregory J. Gerard and Marie M. Gerard, husband and wife

hereinafter called the grantor, to

Optima Renew Corporation, a Florida corporation

whose address is: 5108 Old Cheney Highway, Orlando, Florida 32807
hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$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, State of Florida, viz:

Lot 7, Block 8, REPLAT OF HAVEN GREEN PINWOOD SECTION, according to the plat thereof as recorded in Plat Book 24, Pages 102 and 103, Public Records of Brevard County, Florida.

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, 2015.

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:

1st Witness as to both

Kimberly A. Muir

1st Witness printed signature

Diane M. Champine

2nd Witness as to both

Diane M. Champine

2nd Witness printed signature

Gregory J. Gerard

Gregory J. Gerard

Marie M. Gerard

Marie M. Gerard

920 Sequoia St., Barefoot Bay, Florida
32976
Grantor's Address

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me on this date, by **Gregory J. Gerard and Marie M. Gerard**, who produced FL driver's licenses as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 6th day of January, 2016.

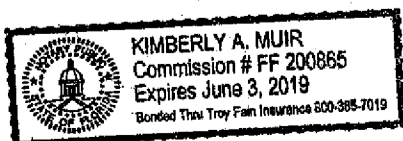
Kimberly A. Muir

Notary Public printed signature

Kimberly A. Muir

Notary Public

My Commission Expires:



SEAL