

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

File Number: 15-09797

General Warranty Deed

Made this January 25, 2016 A.D. By **Scott A. Monroe and Brenda L. Monroe, husband and wife**, hereinafter called the grantor, to **Richard E. Santese, a married man**, whose post office address is: 1448 Salerno Avenue SE, Palm Bay, FL 32909, 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:

Lots 3 and 4, Block 729, Port Malabar Unit Sixteen, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 84 through 98, inclusive, of the Public Records of Brevard County, Florida.

Parcel ID Number: 29-37-17-GP-00729.0-0003.00

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, 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 our presence:

Marcie Bolt
Witness Printed Name Marcie Bolt

Tonya Bader
Witness Printed Name Tonya Bader

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 25th day of January, 2016, by Scott A. Monroe, individually and as attorney in fact for Brenda L. Monroe, his wife, who is/are () personally known to me or (X) who has produced a driver's license as identification.

Scott A. Monroe (Seal)
Scott A. Monroe
Address: 3116 Westwind Av. Palm Bay FL 32909
Brenda L. Monroe by
Scott A. Monroe, as her power of attorney in fact. (Seal)
Brenda L. Monroe by Scott A. Monroe, as her attorney in fact
Address: 1151 E. Shepherd Lake # 101
Fayetteville, AR 72703-5912

Tonya Bader
Notary Public
Print Name: _____
My Commission Expires: _____

