

This Instrument prepared by and return to:  
Michelle Denault  
Alliance Title Insurance Agency, Inc.  
33-C Suntree Place  
Melbourne, FL 32940  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
29-37-33-GT-01125.0-0011.00  
File No.: 116030004

WARRANTY DEED

This Warranty Deed, Made the 31st day of March, 2016,  
by Daniel I. Ruip and Katherine J. Ruip, Husband and Wife,  
whose post office address is: 853 Lexington St NE, Palm Bay, FL 32907,  
hereinafter called the "Grantor",  
to Jennifer Bihn and Karl Bihn, Wife and Husband,  
whose post office address is: 1255 Waterford Street SE, Palm Bay, FL 32909,  
hereinafter called the "Grantee".

JB  
KSJ

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$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, to wit:

Lot 11, Block 1125, PORT MALABAR UNIT TWENTY THREE, according to plat thereof, as recorded in Plat Book 16, Page(s) 19 through 28, of the Public Records of Brevard County, Florida

The property is the homestead of the Grantor(s).

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 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: <u>[Signature]</u>	<u>[Signature]</u>
Printed Name: <u>Daniel I. Ruip</u>	Daniel I. Ruip
Witness Signature: <u>[Signature]</u>	<u>[Signature]</u>
Printed Name: <u>Katherine J. Ruip</u>	Katherine J. Ruip

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 31st day of March, 2016 by Daniel I. Ruip and Katherine J. Ruip, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: [Signature]  
Printed Name: Donald B. Womersley

My Commission Expires: 12-14-18  
(SEAL)

