

This Instrument Prepared By:

Record and Return To:

David W. Dyer, P.A.

1790 Highway A1A, Suite 205

Satellite Beach, Florida 32937

Tax I.D. No. 24-36-32-80-B-10

**WARRANTY DEED**

THIS WARRANTY DEED made this 13 day of April, 2016, by **GAIL ENGELGAU, an unmarried woman**, hereinafter referred to as "Grantor", to **TRIPLE PINE PROPERTIES, LLC., A Florida Limited Liability Company**, whose address is 6000 Tarpon Estate Blvd., Cape Coral, FL 33914, hereinafter referred to as "Grantee": (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations)

**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, Florida, to-wit:

**Unit A-406 of Merritt Towers Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2589, Page(s) 145, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**SUBJECT TO taxes for the year 2016 and all subsequent years.**

**SUBJECT TO covenants, conditions, restrictions and easements of record.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


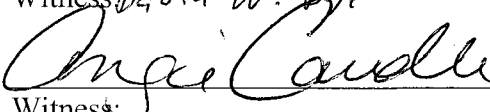
**TO HAVE AND TO HOLD**, in fee simple forever.

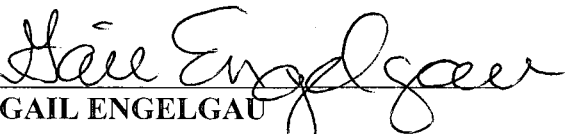
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor fully warrants the title to said land and will defend against the lawful claims of all persons whomsoever; and that the 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 & Delivered

In the Presence of:

  
Witness: David W. Dyer  
  
Witness: \_\_\_\_\_

  
GAIL ENGELGAU

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 13 day of April,

2016 by **GAIL ENGELGAU**, who is/are personally known to me or who produced  
\_\_\_\_\_ as identification and did/did not take an oath.

  
NOTARY PUBLIC - STATE OF FLORIDA  
My Commission Expires:

