

This instrument prepared by & return to: Libby
Artesian Title
6735 Conroy Windermere Road#315
Orlando, FL 32835
Consideration: \$316,500.00
Tax ID No: 25-37-35-25-4-7.06
Our File: 2016-464

General Warranty Deed

Made this 2nd day of May, 2016 by **Mario Caballero, Single and Ursula Andrea Caballero nka Ursula Andrea Rau, single**, whose post office address is: 104 Riverside Dr. #404, Cocoa, FL 32922, hereinafter called the grantor, to: **Angela T. James, Single** whose post office address is: 3450 S. Atlantic Ave. #F, Cocoa Beach, FL 32931 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 Three Hundred Sixteen Thousand Five Hundred and 00/100 Dollars (\$316,500.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Brevard, Florida, viz:

Unit F of South Beach Keys, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5636, Page(s) 2643, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **25-37-35-25-4-7.06**

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:

Michelle R. Denault
Witness

Michelle R. Denault
Print Name

Sally Dickson
Witness

Sally Dickson
Print Name

Mario Caballero
Mario Caballero

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 29 day of April, 2016 by Mario Caballero who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Michelle R. Denault

Notary Public

Printed Name: _____

My Commission Expires: _____

(SEAL)



ACKNOWLEDGEMENT AND WITNESS TO WARRANTY DEED AS TO URSULA ANDREA RAU

Michelle R. Denault
Witness
Michelle R. Denault
Print Name
Sally Dickson
Witness
Sally DICKSON
Print Name

[Signature]
Ursula Andrea Caballero nka Ursula Andrea Rau

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 28 day of April, 2016 by Ursula Andrea Caballero nka Ursula Andrea Rau who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



Michelle R. Denault
Notary Public
Printed Name: _____
My Commission Expires: _____