

Prepared by:
Adeline B Cabanillas
State Title
300 West Fee Avenue Suite A
Melbourne, Florida 32901
File Number: A-45179

Documentary Stamps in the amount of \$1,193.50 have been paid on Deed by T. David Clements and is being recorded concurrent herewith.

General Warranty Deed

Made this August 16th, 2016 A.D. By Kathleen Nicholson, c/o One West RE, 2410 Pioneer Ave, Laramie, Wyoming 82070, hereinafter called the grantor, to Barbara L. Evans and Ginger L. Hardy, as joint tenants with full rights of survivorship, whose post office address is: 740 Riviera Drive NE, Palm Bay, Florida 32905, 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:

Lot 5, Block 100, Port Malabar Country Club Unit Ten, according to the plat thereof recorded at Plat Book 29, Page 54, in the Public Records of Brevard County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 28-37-29-MQ-00100.0-0005.00

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 of the current year.

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:

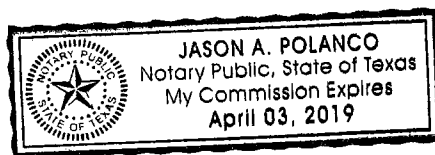
Rhonda K Loper
Witness Printed Name Rhonda K LOPEZ

Nevea C Bruce
Witness Printed Name NEVEA C BRUCE

State of Texas
County of Collin

Kathleen Nicholson (Seal)
Kathleen Nicholson
Address: 8512 Lancome Drive, Plano, Texas 75025

The foregoing instrument was acknowledged before me this August 16th, 2016, by Kathleen Nicholson, who is/are personally known to me or who has produced driver's license as identification.



Comm. ID: 12606235-7

Jason A. Polanco
Notary Public
Print Name: Jason A. Polanco
My Commission Expires: 04-03-2019