

Prepared by and return to:
Adeline B Cabanillas
State Title
300 West Fee Avenue Suite A
Melbourne, Florida 32901
File Number: A-45212

General Warranty Deed

Made this September 13, 2016 A.D. By **Patricia L. Warren, a single woman**, hereinafter called the grantor, to **Dana Mather and Victoria Mather, husband and wife**, whose post office address is: 6265 Treetop Drive, Melbourne Beach, Florida 32951, 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 \$125,000. 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:

Unit 1303 of Treetop Village Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 2683, page 1538, of the Public Records of Brevard County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to taxes and assessments for the current year and all subsequent years.
Subject to restrictions, easements, and covenants of record.
Subject to all applicable zoning rules and regulations.

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:

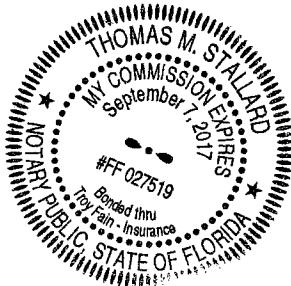
Witness Signature
Witness Printed Name *Thomas M. Stallard*

Witness Signature
Witness Printed Name *Agnes A. Stallard*

State of Florida
County of Brevard

Patricia L. Warren (Seal)
Patricia L. Warren
Address: P.O. Box 100478, Palm Bay, Florida 32910

The foregoing instrument was acknowledged before me this September 13, 2016, by Patricia L. Warren, a single woman, who is/are personally known to me or who has produced driver's license as identification.



Thomas M. Stallard
Notary Public Signature
Print
Name: *Thomas M. Stallard*
Notary Seal
My Commission Expires: *9-7-2017*