

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):
27-37-17-06-F-3
File No.: 116080146

WARRANTY DEED

This Warranty Deed, Made the 18th day of October, 2016, by
Deborah Estes FKA Deborah Smith Richter, a married woman, joined by her husband Phillip C. Estes, ✓
whose post office address is: 103 Eldon Blvd NE Palm Bay FL 32909
hereinafter called the "Grantor", to
Cheyanne L. Winebrenner, a single woman,
whose post office address is: 1791 Sandalwood Drive, Melbourne, FL 32935, CLW
hereinafter called the "Grantee".

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 3, Block F, SUNWOOD PARK SUBDIVISION NO. 1, according to plat thereof, as recorded in Plat Book 12, Page(s) 31, 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: Michelle R. Denault Deborah Estes
Printed Name: Michelle R. Denault Deborah Estes F/K/A Deborah Smith Richter

Witness Signature: Cynthia A. Harrow Smith Phillip C. Estes
Printed Name: Cynthia A. Harrow Smith Phillip Estes

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 18th day of October, 2016 by Deborah Estes FKA Deborah Smith Richter, a married woman, joined by her husband Phillip C. Estes, who is/are personally known to me or has/have produced driver license(s) as identification.

Michelle R. Denault My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Michelle Denault

