

Prepared by and return to:
Karen Harkness Houser, Esq.

Bogin, Munns & Munns, P.A. - Melbourne
8226 N. Wickham Rd., Suite 201
Melbourne, FL 32940
321-254-3939
File Number: **M162439**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of November, 2016 between **Fern Meadows, L.L.C., a Florida limited liability company** whose post office address is **780 S. Apollo Boulevard, Ste. 100, Melbourne, FL 32901** of the County of **Brevard, State of Florida**, grantor*, and **Guy Ganzer Enterprises, Inc.** whose post office address is **P.O. Box 541018, Merritt Island, FL 32954-1018** of the County of **Brevard, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida**, to-wit:

Lots 25 and 32, Block C, Lot 3, Block D and Lots 16 and 19, Block F, FERN MEADOWS PHASE TWO, according to the plat thereof, as recorded in Plat Book 53, Page 5, of the Public Records of Brevard County, Florida.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carissa Tyler
Witness Name: Carissa Tyler

Fern Meadows, L.L.C., a Florida limited liability company

By: 520 West Community Developers, Inc., a Florida corporation, its managing member

Lisa Spencer
Witness Name: Lisa Spencer

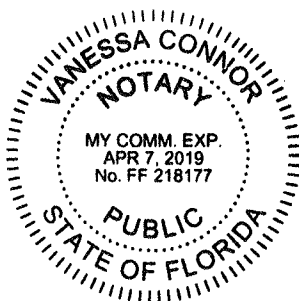
By: Keith Buescher
Keith Buescher, President

(Corporate Seal)

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 16th day of November, 2016 by Keith Buescher, President of 520 West Community Developers, Inc., a Florida corporation, managing member of Fern Meadows, L.L.C., a Florida limited liability company. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Vanessa Connor
Notary Public

Printed Name: Vanessa Connor

My Commission Expires: April 7, 2019