

Prepared by and Return To:
Jeremy Rannings, an employee of
Prestige Title of Brevard, LLC
5120 N. Highway US 1, Suite 103
Palm Shores, Florida 32940

File Number: 16-11417

General Warranty Deed

Made this November 23, 2016 A.D. By Verne W. Avery, a single man and Barbara L. Ake, a single woman, whose address is: 510 River Ranch Road, Farmington, New Mexico 87401, hereinafter called the grantor, to John Metras, a single man and Regina Miltenberger, a single woman, as Joint Tenants with Right of Survivorship whose post office address is: 5 Mountain Street, Lake Ronkonkoma, New York 11779, 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:

Unit 1, Building 130, of Summer Place, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5502, Page(s) 7952, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Brevard County, Florida.

Parcel ID Number: 24-36-14-00-00281.G-0000.00

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, 2016.

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:

[Signature]
Witness Printed Name Diane McCants

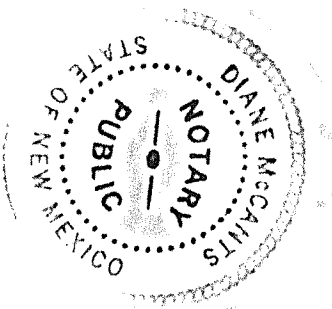
[Signature] (Seal)
Verne W. Avery
Address: 510 River Ranch Road, Farmington, New Mexico 87401

[Signature]
Witness Printed Name Julie Kvech

[Signature] (Seal)
Barbara L. Ake
Address: 510 River Ranch Road, Farmington, New Mexico 87401

State of New Mexico
County of Santa Fe

The foregoing instrument was acknowledged before me this 23rd day of November, 2016, by Verne W. Avery, a single man and Barbara L. Ake, a single woman, who are () personally known to me or (X) who has produced a driver's license as identification.



[Signature]
Notary Public
Print Name: Diane McCants
My Commission Expires: November 15th, 2020