

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: 17-11796

General Warranty Deed

Made this February 27 2017 A.D. By Veralynn Edwards, a single woman, whose address is: 602 West Alden Avenue, Valdosta, Georgia 31602, hereinafter called the grantor, to Connie C. Meyer, a single woman, whose post office address is: 2601 Sandtrap Lane, Unit 9-H, Melbourne, Florida 32935, 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 9-H of The 19th Hole, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1656, Page(s) 622 through 688, inclusive, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 27-37-07-00-00763.7-0000.00

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:

① Lynn Kilgard
Witness Printed Name: ① Lynn Kilgard

X Veralynn Edwards (Seal)
Veralynn Edwards
Address: 602 West Alden Avenue, Valdosta, Georgia 31602

② Nicola Jane Brown
Witness Printed Name: ② Nicola Jane Brown

173 State of Florida Georgia
County of Brevard Lowndes

The foregoing instrument was acknowledged before me this 27th day of February, 2017, by Veralynn Edwards, a single woman, who is/are () personally known to me or (X) who has produced a driver's license as identification.

X Nicola Jane Brown
Notary Public
Print Name: Nicola Jane Brown
My Commission Expires: 12-8-19



19th Hole

CONDOMINIUM ASSOCIATION, INC.
Phase 1, An Over 55 Community

AFFIDAVIT

ASSOCIATION CERTIFICATE OF APPROVAL FOR SALE

The 19th Hole Condominium Association, Inc., Phase One, the association of the 19th Hole Condominiums, Melbourne, FL, does hereby certify that the sale of:

Unit H located at 2601 Sand Trap Ln., Melbourne, FL 32935 in the 19th Hole Condominiums, Phase One, a condominium, the declaration of which was filed **September 2, 1976**, under Clerk's file number **079334**, and in the Official Record Book **1656** Page **622** of the Public Records of Brevard County, Florida together with an undivided interest in the common elements appurtenant thereto as set forth in said Declaration

by Veralynn Edwards as Grantor(s)
Sellers

by Connie R Meyer as Grantee(s)
Buyers

has been approved by this Association.

Dated this 23 day of February, in the year 2017.

(Corporate Seal)

The 19th Hole Condominium Association, Inc., Phase One

By: J. V. Boulton
Interview Committee Chair