

Prepared by and return to:

Ryan Bird, Esq.  
On Point Title Services, LLC  
3815 N. Hwy 1, Suite 117  
Cocoa, FL 32926

File Number: 17-10116

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## Warranty Deed

**This Warranty Deed** made this 6th day of March, 2017, between Ronald J Schilling JR and Sharon L Schilling, husband and wife whose post office address is 5901 NE 21st Lane, Ft. Lauderdale, FL 33308, grantor, and Robert A Swinski and Donna M Swinski, husband and wife whose post office address is 861 Seven Gables Circle SE, Palm Bay, FL 32909, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**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 the **Brevard County, Florida**, to-wit:

**Lot 18, Block 2699, Port Malabar Unit Fifty, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 4 through 21, inclusive, of the Public Records of Brevard County, Florida.**

**Parcel Identification Number: 29-37-17-JR-2699-18**

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

Signed, sealed and delivered in our presence:

Chris Skinner  
 Witness Name: CHRIS SKINNER

Ronald J Schilling JR  
 By Ronald J Schilling JR

Sharon L Schilling  
 Witness Name: Sharon L Schilling

Sharon L Schilling  
 Sharon L Schilling

State of Florida  
 County of Brevard

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2017, by **Ronald J Schilling JR and Sharon L Schilling, husband and wife**, who ( ) are personally known to me or ( ) have produced Valid photo ID. as identification.



Christine M. Skinner  
 Notary Public

Printed Name: Christine M. Skinner

My Commission Expires: 2/25/2021