

This Instrument Prepared By:

Record and Return To:

David W. Dyer, P.A.

1790 Highway A1A, Suite 205

Satellite Beach, Florida 32937

Tax I.D. No. 24-36-32-80-B-10

WARRANTY DEED

THIS WARRANTY DEED made this 19 day of April, 2017, by **DIANE T. ALLEN**, an unmarried woman, Individually and as Trustee of the **Diane T. Allen Living Trust**, hereinafter referred to as "Grantor", to **KEITH BARTO and ANNE BARTO**, his wife, whose address is 210 Bimini Road Cocoa Beach, FL 32931, hereinafter referred to as "Grantee": (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$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, described as follows:

Lot 14, Cocoa Isles 9th Addition Section "A", according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 125, of the Public Records of Brevard County, Florida.

SUBJECT TO taxes for the year 2017 and all subsequent years.

SUBJECT TO covenants, conditions, restrictions and easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, 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 Grantor fully warrants the title to said land and will defend against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed & Delivered

In the Presence of:

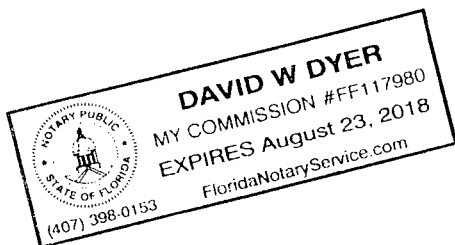
Witness: David W. Dyer

Witness: Nick Foxwell

Diane T. Allen Trustee
DIANE T. ALLEN, Individually & as Trustee of
The Diane T. Allen Living Trust

STATE OF FLORIDA, COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 19 day of April, 2017 by Diane T. Allen, personally known to me or who produced Drivers License as identification and did/did not take an oath.



[Signature]
NOTARY PUBLIC - STATE OF FLORIDA