

This Instrument prepared by and return to:
Patricia B. Wright
Alliance Title Insurance Agency, Inc.
10 S. Harbor City Boulevard
Melbourne, FL 32901
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
30-38-05-LF-D-7
File No.: 117070076

WARRANTY DEED

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This Warranty Deed, Made the 7th day of August, 2017, by Paul A. Ishman and Judith D. Ishman, husband and wife, whose post office address is: 721 Acacia Ave., Melbourne, FL 32904, hereinafter called the "Grantor", to Brian Bitney and Alison Bitney, husband and wife, whose post office address is: 2773 Madrigal Lane, West Melbourne, FL 32904, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Eighty Eight Thousand Dollars and No Cents (\$88,000.00) 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, to wit:

Lot 7, Block D, CYPRESS LAKE ESTATES, according to plat thereof, as recorded in Plat Book 24, Page (s) 111 and 112, of the Public Records of Brevard County, Florida

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 2016, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: <u><i>Michael Spragins</i></u>	<u><i>Paul A. Ishman</i></u>
Printed Name: Michael Spragins	Paul A. Ishman
Witness Signature: <u><i>Alyssa Sawerecs</i></u>	<u><i>Judith D. Ishman</i></u>
Printed Name: Alyssa Sawerecs	Judith D. Ishman

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 7th day of August, 2017 by Paul A. Ishman and Judith D. Ishman, husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

<u><i>Michael Spragins</i></u>	My Commission Expires: _____
Notary Public Signature	(SEAL)
Printed Name: _____	

