

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

File Number: 17-12473

General Warranty Deed

Made this September 19, 2017 A.D. By **Timothy Sharpe and Naomi Sharpe, husband and wife**, whose address is: 2601 Ace Ave SE, Palm Bay, Florida 32909, hereinafter called the grantor, to **Tiffany J. Cali and Matthew A. Keller, wife and husband**, whose post office address is: 1673 Wacker Ave SE, Palm Bay, Florida 32909, 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:

Lot 17, Block 731, Port Malabar Unit Sixteen, according to the plat thereof, as recorded in Plat Book 15, Page 84, of the Public Records of Brevard County, Florida.

Parcel ID Number: 29-37-17-GP-731-17

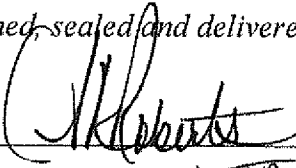
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

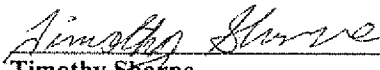
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

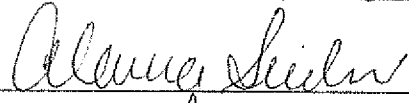
Signed, sealed and delivered in our presence:




Witness Printed Name T.A. Roberts



Timothy Sharpe (Seal)
Address: 2601 Ace Ave SE, Palm Bay, Florida 32909



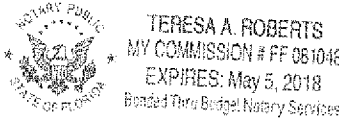
Witness Printed Name Aurora Seidner




Naomi Sharpe (Seal)
Address: 2601 Ace Ave SE, Palm Bay, Florida 32909

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 19th day of September, 2017, by Timothy Sharpe and Naomi Sharpe, husband and wife, who is/are () personally known to me or (☒) who has produced a driver's license as identification.





Notary Public
Print Name: T.A. Roberts
My Commission Expires: 5/5/18