

Return to:
Florida Title & Guarantee Agency
2000 Highway A1A
Indian Harbour Beach, FL 32937

This Instrument Prepared
under the supervision of:

Jeff Hall
Florida Title & Guarantee Agency
2000 Highway A1A
Indian Harbour Beach, FL 32937

Property Appraisers Parcel Identification (Folio) No.:
25-36-32-UG-B-11

Our File No.: 7186-17-00054

WARRANTY DEED

This Warranty Deed made this 28th day of December 2017 by Brooks L. Bash and Marybeth Bash, individually and as Trustees of The Bash Trust Dated 8 May, 2013, husband and wife, whose mailing address is 8620 El Mirasol Court, Estero, FL 33967, hereinafter called the grantor(s), to Richard Arnold Noennich and Deborah Ann Noennich, husband and wife, whose post office address is 5049 Duson Way, Rockledge, FL 32955, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 11, Block B, Charolais Estates - Phase 1, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 14 through 19, inclusive, of the Public Records of Brevard County, Florida.

**** This is not the homestead property of the grantors.****

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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.

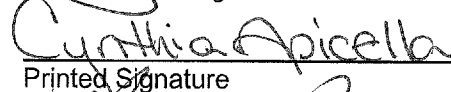
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:



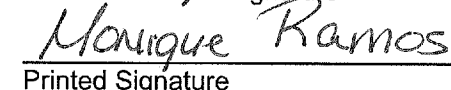
First Witness Signature



Printed Signature



Second Witness Signature



Printed Signature

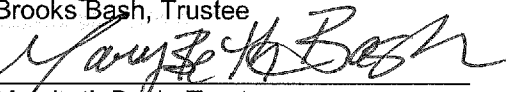
State of Florida

County of Brevard

Brooks L. Bash and Marybeth Bash, individually, as Trustees of The Bash Trust Dated 8 May, 2013, husband and wife

BY: 

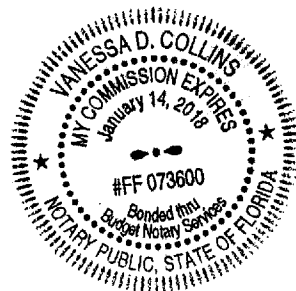
Brooks Bash, Trustee

BY: 

Marybeth Bash, Trustee

The foregoing instrument was acknowledged before me this 28th day of December, 2017 by Brooks Bash, Trustee, the and Marybeth Bash, Trustee, the of Brooks L. Bash and Marybeth Bash, individually, as Trustees of The Bash Trust Dated 8 May, 2013, husband and wife, who has produced personally known as Identification or is personally known to me to be the persons therein.

My commission expires:
Seal





Notary Public, State of Florida