

Commitment Number: OS3300-18000275

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

After Recording, Send To:

Title365/ Recording Department

345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
2860126

QUITCLAIM DEED

Exempt: 12B-4.014 (B) – NO CONSIDERATION, SAME VESTED PARTIES

Richard A. Bentley and Patricia A. Shering, who took title as single, now a married couple, hereinafter grantors, whose tax-mailing address is **1670 Whitman Drive, West Melbourne, FL 32904-8752**, for \$1.00 (One Dollar and Zero Cents), in consideration paid, grant and quitclaim to **Richard A. Bentley and Patricia A. Shering**, husband and wife as joint tenants, hereinafter grantees, whose tax mailing address is **1670 Whitman Drive, West Melbourne, FL 32904-8752**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of West Melbourne, County of Brevard, State of FL, and is described as follows: Lot 140, Oak Grove at West Melbourne Phase One, according to the Map or Plat thereof as recorded in Plat Book 49, Pages 18 through 22, inclusive, of the Public Records of Brevard County, Florida. Being the same property conveyed from Sun Castles, Inc., a Florida Corporation to Richard A. Bentley, a single man and Patricia A. Shering, a single woman, as joint tenants with rights of survivorship by deed dated March 12, 2003 and recorded March 12, 2003 in Instrument Number 2003072817, in Book 4845 Page 3971 of Official Records. APN: 2860126

Property Address is: 1670 Whitman Drive, West Melbourne, FL 32904-8752

Prior instrument reference: **2003072817, Official Records Book 4845, Page 3971**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Patricia A. Shering
 Patricia A. Shering

Witness Grantor's hand this 29 day of Jan, 2018.

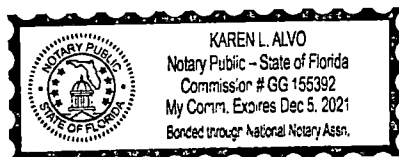
Signed, Sealed and Delivered
 in the presence of these Witnesses
 (one of whom may be the Notary):

Witness (signature on above line) <u>James R. Carter</u>	Printed Name <u>JAMES R. CARTER</u>
<u>Karen L. Alvo</u>	<u>Karen L. Alvo</u>
Witness (signature on above line)	Printed Name

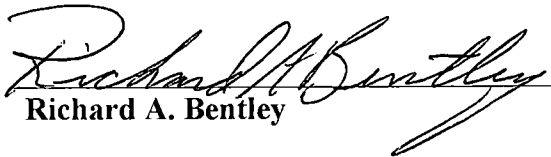
STATE OF Florida
 COUNTY OF Brevard

The foregoing instrument was acknowledged before me on Jan 29, 2018 by **Patricia A. Shering** who are personally known to me or have produced D.L.S as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen L. Alvo
 Notary Public

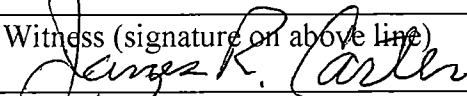
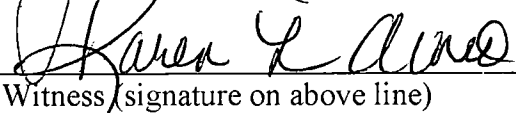


Executed by the undersigned on Jan 29, 2018:


Richard A. Bentley

Witness Grantor's hand this 29 day of Jan, 2018.

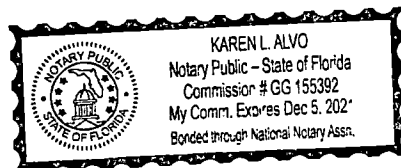
Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness (signature on above line) 	Printed Name <u>JAMES R. CARTER</u>
	<u>Karen L. Alvo</u>
Witness (signature on above line)	Printed Name

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me on Jan 29, 2018 by **Richard A. Bentley** who are personally known to me or have produced D.L's as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public



Executed by the undersigned on 1/29/, 2018: