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This Instrument Prepared By

Joseph M. Percopo, of

Mateer Harbert, P.A.

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Orlando, Florida 32801

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WARRANTY DEED

THIS DEED is made the 28th day of February, 2018, by Mark A. Buddenhagen, a single man, a (hereinafter referred to as the "Grantor"), whose post office address is 7676 Magnolia Avenue #7, Cape Canaveral, Florida 32920, to Sunset Gold, LLC, a Florida limited liability company, whose post office address is 1455 Paradise Court, Merritt Island, Florida 32952 (hereinafter referred to as 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 trustees, corporations and partnerships.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and sells to Grantee, all of Grantor' right, title, and interest described herein, in and to that certain real property situate, lying and being in Brevard County, Florida (hereinafter referred to as the "Property"), and being more particularly described as follows.

Condominium Units No 1, 2, 3, 4, 5, 6, and 7, SUNRISE CONDOMINIUM APARTMENTS, a Condominium according to the Declaration thereof, as recorded in Official Records Book 2232, Page 1713, of the Public Records of Brevard County, Florida.

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

TO HAVE AND TO HOLD forever.

The Grantor warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.

THE PARTIES HERETO ACKNOWLEDGE THAT THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE SEARCH OR TITLE INFORMATION.

This conveyance is subject to the lien for taxes accruing subsequent to December 31, 2017, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the persons named herein as "Grantor" have executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed in the presence of:

DeAnna R. Malinowski

Mark A. Buddenhagen

Witness 1 DeAnna R. Malinowski

Mark A. Buddenhagen

Joseph M. Percopo

Witness 2 Joseph M. Percopo

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28 day of February, 2018, by Mark A. Buddenhagen, who X are personally known to me or who produced as identification.

Joseph M. Percopo
Print Name

Notary Public, State of

Commission No.:

My Commission Expires

Brevard County Property Appraiser Parcel ID:

24-37-23-CG-39-1 01
24-37-23-CG-39-1.02
24-37-23-CG-39-1 03
24-37-23-CG-39-1 04
24-37-23-CG-39-1.05
24-37-23-CG-39-1 06
24-37-23-CG-39-1 07

