

Prepared by and Return To:  
Tina Siau, an employee of  
Prestige Title of Brevard, LLC  
5120 N US Highway 1, Suite 103  
Palm Shores, FL 32940  
File Number: R18-10571

General Warranty Deed

Made this 8 day of May, 2018 By Ashley A. Kalin, a married woman, joined by her husband Stephen Schurlknight, whose address is: 3628 Imperata Drive, Rockledge, FL 32955, hereinafter called the grantor, to Bryan Joseph Denning, a single man whose post office address is: 6054 Tieda Drive, Melbourne, FL 32940, 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 5, Block B, Daintree Subdivision, according to the map or plat thereof, as recorded in Plat Book 56, Page(s) 62 through 66, inclusive, of the Public Records of Brevard County, Florida.

Parcel ID Number: 25-36-32-VA-B-5

**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, 2017.

**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:

Tonya Bader  
Witness Signature  
Printed Name: Tonya Bader

Ashley A. Kalin  
Ashley A. Kalin

Stephen Schurlknight  
Stephen Schurlknight

Amanda Naber  
Witness Signature  
Printed Name: Amanda Naber

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Ashley A. Kalin, a married woman, joined by her husband Stephen Schurlknight who is/are ( ) personally known to me or ( X ) produced driver license as identification.

Tonya Bader  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

