

HC Prepared by & Return to  
Peninsula Title Services, LLC  
4888 Babcock Street NE  
Palm Bay, Florida 32905  
File Number 18-36258  
Parcel ID Number 28-37-21-26-B-62

## Warranty Deed

Made this 7 day of December, 2018, A D. By **FLOYD W. RINGER and DOROTHY M. RINGER, husband and wife**, hereinafter called the grantor, to **MELANIE B. CALHOUN, a single woman**, whose address is. 4595 Radiant Way Unit 106, Melbourne, Florida 32901, 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 62, Block B, SONESTA WALK, PHASE TWO, according to the plat thereof, recorded in Plat Book 54, Pages 28 through 31, inclusive, Public Records of Brevard County, Florida.

Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2018 and subsequent years.

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

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

First Witness

Printed Name

Gloria Robaina

Second Witness

Printed Name

Janel King

State of Florida  
County of Brevard

Floyd W. Ringer  
**FLOYD W. RINGER**

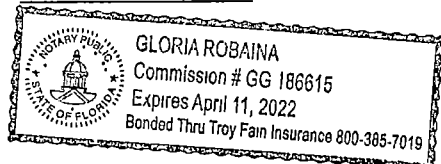
Address. 4595 Radiant Way Unit 106, Melbourne, Florida 32901

Dorothy M. Ringer  
**DOROTHY M. RINGER**

Address: 4595 Radiant Way Unit 106, Melbourne, Florida 32901

The foregoing instrument was acknowledged before me this 7 day of December, 2018, by FLOYD W RINGER and DOROTHY M RINGER, husband and wife, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.

My Commission Expires:



[Signature]  
**NOTARY PUBLIC**