

PREPARED BY & RETURN TO:
Patrick F. Healy, Esquire
GrayRobinson, P.A
1800 West Hibiscus Boulevard, Suite 138
Melbourne, Florida 32901

Property ID Number: 26-36-02-TY-0000B.0-0010.00

WARRANTY DEED

THIS INDENTURE, executed this 16th day of January, 2008, by BEVERLY A. PINYERD, joined by her husband, CLAIR DAVID PINYERD, collectively Grantor, to BEVERLY A. PINYERD, Trustee of the Beverly A. Pinyerd Trust dated January 16, 2008, or her successors in trust, with full power and authority to protect and conserve, to sell, lease, encumber or otherwise dispose of the real property herein conveyed, whose address is 1349 Tipperary Drive, Melbourne, Florida 32940, of the County of Brevard, State of Florida, Grantee

WITNESSETH that the Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Brevard, State of Florida, to wit

Lot 10, Block B, CAPRON RIDGE, PHASE ONE, according to the Plat thereof, recorded in Plat Book 52, Pages 24 through 30, inclusive, of the Public Records of Brevard County, Florida

This deed has been prepared at the Grantor's request without benefit of a title search and no representations as to same are made by GrayRobinson, P A

and that the Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever to the extent that such claims are covered by the title insurance policy previously issued to Grantor

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

Signed, sealed and delivered in presence of

Angela DiSalvo
Witness-Print Name Angela DiSalvo

Stacy Homan
Witness-Print Name Stacy Homan

Angela DiSalvo
Witness-Print Name Angela DiSalvo

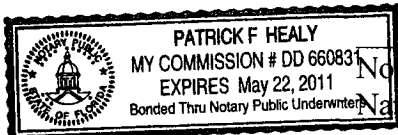
Stacy Homan
Witness-Print Name Stacy Homan

Beverly A. Pinyerd
BEVERLY A PINYERD

Clair David Pinyerd
CLAIR DAVID PINYERD

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day of January, 2008, by BEVERLY A PINYERD, who personally appeared before me, [] is personally known to me, [X] or has produced a driver's license as identification, and who did take an oath



My Commission Expires

Notary Public
Name Patrick F. Healy

Acknowledgments continued on following page

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day of January, 2008, by CLAIR DAVID PINYERD, who personally appeared before me, [] is personally known to me, [✓] or has produced a Drivers license as identification, and who did take an oath

Patrick F Healy
Notary Public
Name *Patrick F Healy*

My Commission Expires

