

Prepared by and return to:

State Title Partners LLP  
300 West Fee Avenue Suite B  
Melbourne, Florida 32901  
Sonia L. Ackley

File Number: STP-13467

General Warranty Deed

Made this January 25, 2008 A.D. By **L. Steven Cook, a single man a/k/a Steven Cook**, hereinafter called the grantor, to **Isaac W. Heckler, Jr., a single man**, whose post office address is: 3480 Weber Road, Malabar, Florida 32950, 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:

The North one-half of Block 57, MELBOURNE HEIGHTS SECTION C, according to the plat thereof as recorded in Plat Book 4, Page 50, Public Records of Brevard County, Florida and being subject to right of way dedication set forth in said Plat, also subject to Florida Gas Transmission Co., 30 feet right of way.

Also described as:

Lots 1 through 11, inclusive, Block 57, MELBOURNE HEIGHTS SECTION C, according to the plat thereof as recorded in Plat Book 4, age 50, Public Records of Brevard County, Florida., together with ALL of that of vacated portion of Pasco Street contained in Resolution No. 98-094 as recorded in Official Records Book 3833, Page 3529, Public Records of Brevard County, Florida

Subject to taxes and assessments for the current year and all subsequent years.  
Subject to restrictions, easements, and covenants of record.  
Subject to all applicable zoning rules and regulations.

**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 of the current year.

**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:

Jennifer M. vanGaalen  
Witness Signature  
Witness Printed Name Jennifer M. vanGaalen

Brandi Sherwood  
Witness Signature  
Witness Printed Name Brandi Sherwood

State of Kentucky  
County of Wichitan

The foregoing instrument was acknowledged before me this January 23<sup>rd</sup>, 2008, by L. Steven Cook, a single man, who is/are personally known to me or who has produced driver's license as identification.

L. Steven Cook (Seal)  
L. Steven Cook  
Address: 1805 Grand Villa Drive, LaGrange, KY 40031

Melissa Boone  
Notary Public Signature  
Print Name: Melissa Boone  
Notary Seal  
My Commission Expires: June 06, 2009

