

Prepared by:

State Title Partners LLP
300 West Fee Avenue Suite B
Melbourne, Florida 32901
Cynthia Nienajadlo
File Number: STP-13543

General Warranty Deed

Made this January 31, 2008 A.D. By **Kathy Heyl**, hereinafter called the grantor, to **Thomas W. Benner**, whose post office address is: 55 Sea Park Blvd #613, Satellite Beach, Florida 32937, 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:

Unit 613, IN SOUTH PATRICK CONDOMINIUM APARTMENTS as set forth in Declaration of Condominium as recorded in Official Records Book 1273, Page(s) 872 through 931, Public Records of Brevard County, Florida, and all amendments thereto.

Subject to taxes for the current year, covenants, restrictions, and easements of record, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 26-37-23-77-00032.0-0613.0


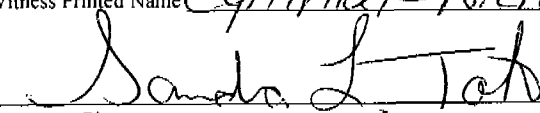
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 sd 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.

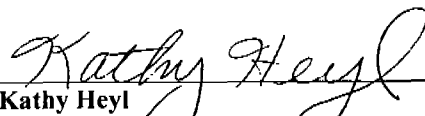
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:


Witness Signature
Witness Printed Name Cynthia R. Nienajadlo

Witness Signature
Witness Printed Name Sandra L. Toth

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this January 31, 2008, by Kathy Heyl, who is/are personally known to me or who has produced drivers license as identification.


Kathy Heyl (Seal)
Address: 401 Andrews Drive, Melbourne Beach, Florida 32951


Notary Public
Print Name: _____

My Commission Expires: **NOTARY PUBLIC-STATE OF FLORIDA**
 **Cynthia R. Nienajadlo**
Commission # DD417206
Expires: **MAY 27, 2009**
Bonded Thru Atlantic Bonding Co., Inc.