

10.00  
10.70

WARRANTY DEED

THIS WARRANTY DEED Made the 15 day of January, A.D. 2008, by ED ROBY, a single man, whose address is 513 US 1, #206, North Palm Beach, FL 33408, hereinafter called the grantor, to OLIVE I. WOODWARD, a single woman, whose address is 7627 S. Dune Hwy., Empire, MI 49630, hereinafter called the grantee: (Wherever used herein the terms "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 land, situate, lying and being in Brevard County, Florida:

Lot 26, Block 115, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT TWO, PART TWELVE, according to the plat thereof as recorded in Plat Book 22, Pages 79 and 80, of the Public Records of Brevard County, Florida. TOGETHER WITH: A 1976 Schultz Mobile Home. ID#s 813468A & B.

SUBJECT TO:

1. Conditions, easements and restrictions of record, if any, but this reference thereto shall not operate to reimpose the same.

2. Applicable zoning ordinances.

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 ~~for the current year and thereafter, and~~ Barefoot Bay Dues. *ER*

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:

*Alan Linder*  
Print Name: ALAN LINDER  
*Wendy Garrido*  
Print Name: GARRIDO WENDY

*Ed Roby*  
ED ROBY

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15 day of January, 2008, by ED ROBY, a single man, [ ] who personally known or [ ] have produced a driver's license as identification.

*Darlene Langley*  
Notary Public  
My Commission Expires:



This instrument prepared by:  
STEVEN LULICH, ESQUIRE  
Steven Lulich, P.A.  
P.O. Box 781390  
Sebastian, FL 32978-1390