

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Sentinel Closing Services, LLC, d/b/a Glow Title & Escrow
780 East Merritt Island Causeway, Suite 6A
Merritt Island, Florida 32952
321-394-4000
Parcel ID No. 24-37-14-00-00254.G-0000 00

cons. \$180,000.00



Space Above This Line For Recording Data

THIS WARRANTY DEED made effective the 17th day of October 2008, by **Jillian D. Amburgey**, ("Grantor"), to **William M. Netzer, Jr., unmarried**, ("Grantee"), whose post office address is **212 Tin Roof Avenue, Cape Canaveral, Florida 32920**:

(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.)

W I T N E S S E T H : That the Grantor, for and in consideration of the sum of Ten and no/100, (\$10.00), Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, ("Property"), situate in Brevard County, State of Florida, viz:

Unit 107, and the exclusive use to those limited common elements described in the Declaration of Condominium, in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of the Declaration of Condominium of Oak Park, a Condominium, as recorded in Official Records Book 5593, Page 3009, inclusive, and all valid amendments thereto, of the Public Records of Brevard County, Florida, ("Property").

The Property is not the constitutional homestead of grantor or any member of her family.

SUBJECT TO easements, restrictions and reservations of record and to taxes for the year 2008 and thereafter.

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 Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:

Debra Hank Dinschel
Witness #1 Signature

Jillian D. Amburgey
Jillian D. Amburgey
Post Office Box 400, Whitier, NC 28789

Debra Hank Dinschel
Witness printed name:

Tammy Williams
Witness #2 Signature

Tammy Williams
Witness printed name:

State of North Carolina
County of Swain;

The foregoing instrument was acknowledged before me this 14 day of October 2008, by Jillian D. Amburgey, who produced valid identification and did not take an oath.

My Commission Expires: May 18, 2010

Chris J. Cole (seal)
Notary Public

