

Prepared by and return to:

State Title Partners LLP  
300 West Fee Avenue Suite B  
Melbourne, Florida 32901  
Cindy Nienajadlo

File Number: STP-14820

General Warranty Deed

Made this February 12, 2009 A.D. By **Kathy Heyl, a single woman**, hereinafter called the grantor, to **Jeffrey James Foss Sr. and Liane Brito Foss, husband and wife**, whose post office address is: 201 Wilcrest Drive #1310, Houston, Texas 77042, 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:

Lot 4, Block H, THE RIVER COLONY OF MELBOURNE BEACH EAST SECTION, according to the Plat thereof as recorded in Plat Book 17, Page 54, 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.

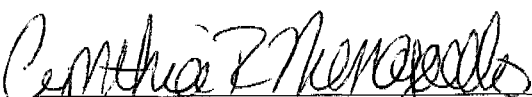

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

**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.

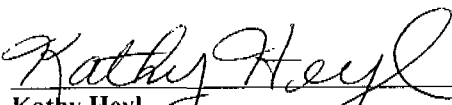
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

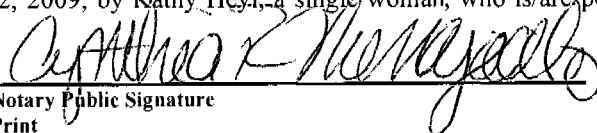

Signed, sealed and delivered in our presence:

  
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 February 12, 2009, by Kathy Heyl, a single woman, who is/are personally known to me or who has produced driver's license as identification.

  
Kathy Heyl (Seal)  
Address: 505 E. Lincoln Avenue, Melbourne, Florida 32901  
  
\_\_\_\_\_  
(Seal)  
Address:

  
Notary Public Signature  
Print Name: \_\_\_\_\_  
Notary Seal  
My Commission Expires: **NOTARY PUBLIC-STATE OF FLORIDA**  
 **Cynthia R. Nienajadlo**  
Commission # DD417206  
Expires: MAY 27, 2009  
Bonded Thru Atlantic Bonding Co., Inc.