

This Instrument Prepared By and Return to:  
Name: **Linda Martin**  
Address: **Alliance Title Insurance Agency, Inc.**  
**730 E. Strawbridge Ave., Suite 100**  
**Melbourne, Florida 32901**

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
**30-38-03-00-00269.0-0000.00**  
File No:**109040035**

**WARRANTY DEED**

**This Warranty Deed Made the 20th day of May, 2009, by Michael J.M. Potter, ,a married man whose post office address is: 6745 Whispering Pines Lane, Grant Valkaria, FL 32949, hereinafter called the grantor,**

**to Joseph A. Maggio and Donna M. Maggio, husband and wife, whose post office address is: 6525 Whispering Pines Lane, Grant Valkaria, Florida 32949, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of \$236,000.00 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

☒The property is **not** the homestead of the Grantor(s).

**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 **2008**, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**In Witness Whereof**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: *[Signature]*  
Printed Name: *Grady Pottelle Frase*

*[Signature]*  
**Michael J.M. Potter**

Witness Signature: *[Signature]*  
Printed Name: **LINDA S. MARTIN**

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF **FLORIDA**  
COUNTY OF **Brevard**

The foregoing instrument was acknowledged before me this **20th day of May, 2009**, by **Michael J.M. Potter**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

*[Signature]*  
Notary Signature  
**Linda S. Martin**  
Notary Public Serial Number: \_\_\_\_\_



**EXHIBIT "A"**

A portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 30 South, Range 38 East, Brevard County, Florida and being more particularly described as follows: Commence at the Northwest corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section Three and go South  $0^{\circ} 14$  minutes 21 seconds West along the West line of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section Three a distance of 25.0 feet to the South Right-of-Way line of Berry Road per Official Records Book 758, Page 22 also being the Point of Beginning of the herein described parcel; thence go South  $89^{\circ} 48$  minutes 12 seconds East along said South Right-of-Way line of Berry Road a distance of 192.78 feet to the intersection of the centerline of a 50 foot wide Florida Power and Light Co. easement; thence go South  $23^{\circ} 02$  minutes 06 seconds East along said centerline of Florida Power and Light Co. easement a distance of 342.79 feet; thence go North  $89^{\circ} 48$  minutes 21 seconds West a distance of 328.21 feet to the aforesaid west line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section Three; thence go North  $0^{\circ} 14$  minutes 21 seconds East along said line a distance of 315.0 feet to the Point of Beginning.