

**Prepared By and Return To:**  
Supreme Title Closings, LLC  
2202 S Babcock Street, Suite 200  
Melbourne, FL 32901

**File No.** 10-04-0214

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
29-37-17-GP-00718.0-0019.

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### WARRANTY DEED

THIS WARRANTY DEED dated June 21, 2010, by JJBR, LLC as Trustee of the 943 Waco Land Trust, whose post office address is 2202 S. Babcock Street, Suite 200, Melbourne, FL 32901, hereinafter called the grantor, to Jose R. Marrero, a married man, joined by his wife, Alma R Trepovicht Marrero, whose post office address is 943 Waco Blvd SE, Palm Bay, FL 32909, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Brevard County, Florida, viz:

Lot 19, Block 718, PORT MALABAR UNIT SIXTEEN, according to the plat thereof, as recorded in Plat Book 15, Pag 84, Public Records of Brevard County, Florida.

Grantor Warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in 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, 2009

**WARRANTY DEED**  
(Continued)

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

Signed, sealed and delivered in the presence of:

Bridgett Sulphin  
(Witness Signature)

Bridgett Sulphin  
(Witness Signature)  
**K Thompson**

JJBR, LLC as Trustee of the 943 Waco Land Trust

BY: Terrasa Geach  
Terassa Geach, MNGR

2202 S. Babcock Street, Suite 200  
(Address)

Melbourne, FL 32901  
(Address)

STATE OF Florida

COUNTY OF Brevard

I, **K Thompson**, a Notary Public of the County and State first above written, do hereby certify that Terassa Geach, MNGR of JJBR, LLC as Trustee of the 943 Waco Land Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of June, 2010.

K Thompson  
Notary Public

My Commission Expires:

(SEAL)

