

Prepared by:

Michael A. Schneider, Esq.
8255 N. Wickham Road
Suite 100
Melbourne, Florida 32940

When recorded return to:

Michael A. Schneider, Esq.
8255 N. Wickham Road
Suite 100
Melbourne, Florida 32940

(Space above this line reserved for recording office use only)

WARRANTY DEED

This Warranty Deed is made this 27th day of July, 2010 by ROBERT J. BOSNYAK, a married man, whose post office address is 820 Glen Abbey Way, Melbourne, FL 32940, hereinafter called the Grantor, to ROSEMARIE S. GIANGREGORIO, as Trustee of THE GIANGREGORIO LIVING TRUST executed on October 3, 2000, with full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property herein described, whose post office address is 415 Laurel Street #326, San Diego, CA 92101, hereinafter called the Grantee,

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$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 14, BLOCK 6, LAKE POINTE SUNTREE PLANNED UNIT DEVELOPMENT, STAGE TEN, TRACT SIX, UNIT THREE AND TRACT SIX-A, according to the Plat thereof, as recorded in Plat Book 31, Page(s) 37, of the Public Records of Brevard County, Florida.

The Property Appraiser's Parcel Identification Number is 26-36-12-55-00006.0-0014.00

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

TOGETHER WITH all 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, 2009.

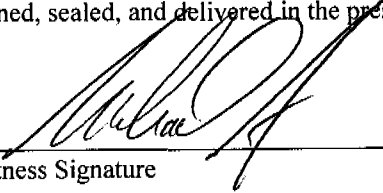
RJS

The Grantor herein warrants and represents that neither Grantor nor any member of the Grantor's family resides upon the subject property and that said property is not homestead property as defined under Florida Constitution 1968, Article X, Section 4.

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

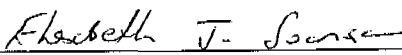
Signed, sealed, and delivered in the presence of:


ROBERT J. BOSNYAK


Witness Signature

Michael A. Schneider

Witness Printed Name


Witness Signature

ELISABETH J. SCANSON
Witness Printed Name

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27th day of July, 2010 by ROBERT J. BOSNYAK, who is personally known to me or has produced Florida Drivers License as identification.


Notary Public - State of Florida

My Commission Expires:

Print Name: Michael A. Schneider

