CFN 2010198947, OR BK 6259 Page 894, Recorded 10/13/2010 at 10:05 AM, Scott Ellis, Clerk of Courts, Brevard County Doc. D: \$1050.00

This Instrument Prepared By and Return to:

**Amy Harvey** 

Name: 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): 26-36-26-SD-0000A.0-0021.00

File No:109120066

## WARRANTY DEED

This Warranty Deed Made the 28th day of September, 2010, by Lawrence E. Clee and Susan A. Clee, husband and wife whose post office address is: 5 Club Pointe, Taylors SC 29687, hereinafter called the grantor,

MXXXXXIII, hereinafter called the grantee, 1543 Vestavia Circle, Melbourne, FL 32940

WITNESSETH: That said grantor, for and in consideration of the sum of \$150,000.00 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:

Lot 21, Block A, SAWGRASS AT SUNTREE PHASE FOUR, according to plat thereof, as recorded in Plat Book 46, Page(s) 83 through 85, of the Public Records of Brevard County, Florida

The Grantor hereby warrants that the spouse with whom title to the property is sheld have been continuously married from thettime of acquistion untill September 28, 2010

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 2009, 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: (RYSTA) L. Jlelt	Daurene E. Clea
Printed Name: Crystal C. Helton	Lawrence E. Clee
Witness Signature: Amy Ald S	Suran A Joon
Printed Name:	Susan A. Clee
Witness Signature: Amy Aldridge Printed Name:	
Witness Signature:	
Printed Name:	***************************************
STATE OF MORTH CAROLING	
COUNTY OF Forsyth	D. A. d.
The foregoing instrument was acknowledged before me this	is $\bigcirc / \bigcirc /$ day of September, 2010, by Lawrence E.

Clee and Susan A. Clee, husband and wife who is/are personally known to me or who has/have produced driver license(s) as identification.

~NOTARY SEAL~

CRYSTAL L HELTON **NOTARY PUBLIC** Forsyth County, North Carolina My Commission Expires June 19, 2013

Notary Signature
My Commission expires: June 19, 2013