

Prepared by and Return To:
Gail Falbo, an employee of
Prestige Title of Brevard, LLC
6450 North Wickham Road, Suite 106
Melbourne, Florida 32940

File Number: PT-01923

General Warranty Deed

Made this March 28, 2011 A.D. By **Stephen Marks, an unmarried man**, whose address is: 10 Mt. Pleasant Ave., Apt. D201Dover, NJ 07801, hereinafter called the grantor, to **Bert Y. Culpepper, Jr. and Evaline Carol Culpepper, husband and wife**, whose post office address is: 619 Pinpail Lane, Chesapeake, Virginia 23323, 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 7, Block B, Somerville Subdivision - Phase Two, Viera North P.U.D.- Parcel E-1, according to the map or plat thereof, as recorded in Plat Book 47, Page (s) 38 and 39, of the Public Records of Brevard County, Florida.

Parcel ID Number: **25-36-27-27-B-7**

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, 2010.

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:

Marcia M. DeYoung
Witness Printed Name Marcia M. DeYoung

Chr Malatesta
Witness Printed Name Christopher Malatesta

State of New Jersey
County of Morris

Stephen Marks (Seal)
Address: 1837 Sussex Ct., Rockledge, Florida 32955

____ (Seal)
Address:

The foregoing instrument was acknowledged before me this 28 day of March, 2011, by Stephen Marks, an unmarried man, who is/are personally known to me or who has produced Drivers License as identification.

Marcia M. DeYoung
Notary Public
Print Name: Marcia DeYoung
My Commission Expires: 2/20/2014

