

record 2 of 2

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Prepared by and return to
Glow Title & Escrow
780 E Merritt Island Causeway, Suite 6A
Merritt Island, Florida 32952
Parcel ID No 24-37-34-CI-00057 0-0004 26

Consideration \$90,000 00

Warranty Deed

THIS DEED made effective as of **June 20, 2011 A D.** by **Steven R. Bartolac, Jr., and Virginia S. Bartolac, husband and wife**, whose address is 445 Myoma Road, Mars, PA 16046, hereinafter called the grantor, to **Chet A. Bar and Theresa Bar, husband and wife**, whose post office address is 149 Park Avenue, Satellite Beach, FL 32937, 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

Unit 505, in accordance with and subject to the covenants, restrictions, terms and other provisions of the Declaration of Condominium of SEMINOLE LANDINGS, a Condominium, as recorded in Official Record Book 2470, pages 2382 through 2427, inclusive, and re-recorded in Official Record Book 2516, Page 2165, of the Public Records of Brevard County, Florida, together with all amendments thereto and together with an undivided share in the common elements appurtenant to said unit.

SUBJECT TO easements, restrictions and reservations of record and to taxes for the current year and thereafter

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

Clayton Kennedy (Seal)
Witness #1
Steven R. Bartolac, Jr.
Address 445 Myoma Road, Mars, PA 16046

Clayton Kennedy
Witness #1 printed name

Richard Solano (Seal)
Witness #2
Virginia S. Bartolac
Address 445 Myoma Road, Mars, PA 16046

RICHARD SOLANO
Witness #2 printed name

State of PA
City/County of Butler

The foregoing instrument was acknowledged before me this 10th day of June 2011 by Steven R. Bartolac, Jr , and Virginia S Bartolac, who produced valid identification and did not take an oath.

My Commission Expires. 6-10-15

Charles W. Kennedy
Notary Public
Charles W. Kennedy

