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Prepared by and return to:

Bonnie A. Brown, Esquire
Law Offices of Bonnie A. Brown
514 South Colorado Avenue
Stuart, FL 34994
772-221-9024
File Number: 11380
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of November, 2011 between Robert J. Bosnyak and Kristine Joy Biscayda, husband and wife whose post office address is 8076 Kingswood Way, Melbourne, FL 32940, grantor, and Somojo Properties, LLC, a Florida limited liability company whose post office address is 910 Versailles Court, Melbourne, FL 32940, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

Lot 38, Block D, Isles of Baytree Phase 2, according to the map or plat thereof as recorded in Plat Book 47, Page 93, Public Records of Brevard County, Florida.

Parcel Identification Number: 26-36-15-75-0000D.0-0038.00

Subject to taxes for 2011 and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

1. [Signature]
 Witness Name: MAUREEN A COLANDRO

[Signature] (Seal)
 Robert J. Bosnyak

2. [Signature]
 Witness Name: Heather Holliday

[Signature] (Seal)
 Kristine Joy Biscayda

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me this 22nd day of November, 2011 by Robert J. Bosnyak and Kristine Joy Biscayda who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Heather Holliday
 Notary Public

Printed Name:

Heather Holliday

My Commission Expires:

5-3-14

NOTARY PUBLIC-STATE OF FLORIDA
Heather Holliday
 Commission # DD987912
 Expires: MAY 03, 2014
 BONDED THRU ATLANTIC BONDING CO., INC.