

Prepared by and return to:
Karen Harkness Houser, Esq.

Bogin, Munns & Munns, P.A.
924 Garfield Street
Melbourne, FL 32935

File Number: **M12 0551**
Will Call No.:

Parcel Identification No.

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 13 day of **July, 2012** between **Preferred Home Investment Properties, LLC, a Florida limited liability company** whose post office address is **6905 N. Wickham Rd., Suite 301, Melbourne, FL 32940** of the County of **Brevard**, State of **Florida**, grantor*, and **Mercedes Premier Homes, LLC, a Florida limited liability company** whose post office address is **6905 N. Wickham Rd., Suite #301, Melbourne, FL 32940** of the County of **Brevard**, State of **Florida**, grantee*,

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:

Block 8, Units 27 through 29, of lands known as VILLAS OF WEST MELBOURNE being a portion of Section 5, Township 28 South, Range 37 East, Brevard County, Florida, being more particularly described as follows: Commence at the Southeast corner of Block 4, of "VILLA VERNE", as recorded in Plat Book 6, Page 69, of the Public Records of Brevard County, Florida, and run N 00°03'58" W, along the East line of "VILLA VERNE", a distance of 392.45 feet; thence, departing said East line, run N 89°46'03" E, a distance of 947.23 feet; thence S 00°04'30" E, a distance of 139.00 feet to the POINT OF BEGINNING; thence continue S 00°04'30" E, a distance of 107.45 feet; thence S 89°55'30" W, a distance of 99.00 feet; thence N 00°04'30" W, a distance of 107.18 feet; thence N 89°46'03" E, a distance of 99.00 feet to the POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

[Signature]
 Witness Name: JOSE G. CARDEN
[Signature]
 Witness Name: CRAIG SCHMAUSS

Preferred Home Investment Properties, LLC, a Florida limited liability company

By: *[Signature]*
 Keith Buescher, Manager

(Corporate Seal)

State of Florida
 County of Brevard

The foregoing instrument was acknowledged before me this 13th day of July, 2012 by Keith Buescher, Manager of Preferred Home Investment Properties, LLC, a Florida limited liability company. He/she ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



[Signature]
 Notary Public
 Printed Name: Jennifer Karen Kretowicz
 My Commission Expires: 3.15.2016