

Prepared By and Return To:

Indian River Title, LLC
124 Country Club Drive
Titusville, FL 32780

HC

File No. 201212131

Property Appraiser's Parcel I.D. (folio) Number(s)
22-35-15-52-0000A.0-0001.

WARRANTY DEED

THIS WARRANTY DEED dated January 29, 2013, by Ian B. Fiskens and Vivian F. Fiskens, husband and wife, whose post office address is 7 Drummers Dell, Forfar Angus, Scotland DD8 1XX, hereinafter called the grantor, to Scott W. Hansen, a single person, whose post office address is 3025 S. Caskill Circle, Wasilla, AK 99623, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$70,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Brevard County, Florida, to wit:

Unit 514 of Club Haciendas, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 2676, page 2238, of the Public Records of Brevard County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2012

WARRANTY DEED

(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Irene E. Winkel
(Witness Signature)

Ian B. Fisker
Ian B. Fisker

IRENE E. WINKEL

Vivian F. Fisker
Vivian F. Fisker

M. Carol Conkling-Berry
(Witness Signature)

M. Carol Conkling-Berry

(Address)

(Address)

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me January 25, 2013, by Ian B. Fisker and Vivian F. Fisker, who produced Scotland Drivers Licenses as identification.

M. Carol Conkling-Berry
Notary Public

