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

File Number PT-05716

General Warranty Deed

Made this December 17, 2013 A D By **Samuel O. Gutierrez and Brenda L. Gutierrez, husband and wife**, whose address is 567 Glenbrook, Rockledge, Florida 32955, hereinafter called the grantor, to **Heather C. Hubbard, a married woman and Christine H Coulson, a married woman, as joint tenants with right of survivorship**, whose post office address is 5832 Goleta Circle, Melbourne, Florida 32940, 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 52, Block B, Sunstone Subdivision Phase Two, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 28 through 32, inclusive, of the Public Records of Brevard County, Florida

Parcel ID Number 25-36-32-US-0000B.0-0052 00

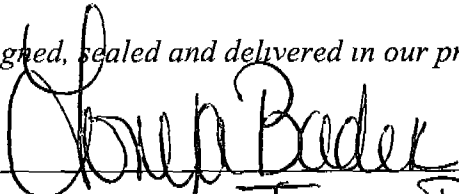
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

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, 2013

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

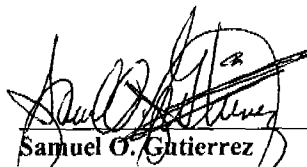
Signed, sealed and delivered in our presence



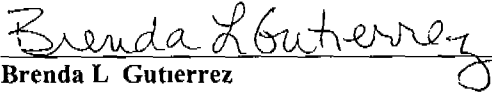
Witness Printed Name Tonya Bader



Witness Printed Name Heather Lingley



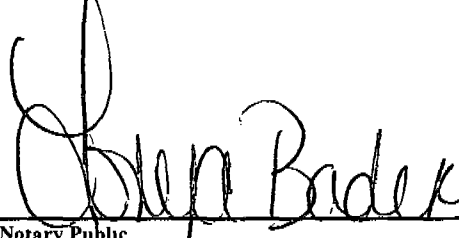
Samuel O. Gutierrez (Seal)
Address 567 Glenbrook, Rockledge, Florida 32955



Brenda L. Gutierrez (Seal)
Address 5832 Goleta Circle, Melbourne, Florida 32940

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 17th day of December, 2013, by Samuel O Gutierrez and Brenda L Gutierrez, husband and wife, who is/are personally known to me or who has produced drivers license as identification



Notary Public
Print Name

My Commission Expires

