

Apr. 2. 2014 4:39PM

Alliance Title FL

No. 0728 P. 7

This Instrument Prepared By and Return to:

Liz Castilla
Name: Alliance Title Insurance Agency, Inc.
Address: 10 S. Harbor City Boulevard
Melbourne, Florida 32901

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
29-38-14-HA-00009.0-0056.00
File No: 114030054

WARRANTY DEED

This Warranty Deed Made the 4th day of April, 2014, by
Roy Edward Bogenschutz, ,
whose post office address is: 1185 Dogwood Trail, Hiawassee, GA 30546
hereinafter called the grantor,

to James Patrick McCullough and Gloria Jeanette McCullough, husband and wife
whose post office address is: 1231 West Broward St., Lantana, FL 33462
hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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:

Lots 56, 57 and 58, Block 9, MELBOURNE SHORES SECOND ADDITION, according to map or
plat thereof as recorded in Plat Book 11, Page 2 of the Public Records of Brevard County, Florida.

The property is VACANT LAND and is not the homestead of the Grantor(s).

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 2013, reservations, restrictions and easements of
record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature: Nancy Slaughter
Printed Name: Nancy Slaughter

Roy Edward Bogenschutz
Roy Edward Bogenschutz

Witness Signature: Gloria J. McCullough
Printed Name: Gloria J. McCullough

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF Texas
COUNTY OF

The foregoing instrument was acknowledged before me this 4th day of April, 2014, by Roy Edward
Bogenschutz, who is/are personally known to me or who has/have produced driver license(s) as identification.

~NOTARY SEAL~

Debra N. Lee
Notary Signature
My Commission expires:

