

This Instrument Prepared by and Return to:
Name: David Wm. Azar, J.D., P. A.
Address: 5920 So. A1A, Suite 101
Melbourne Beach, Florida 32951
Parcel ID. 27-37-25-01-00003.0-0010.01
Doc Stamps \$ 833.00
Recording \$27.00

WARRANTY DEED

This Indenture is made the 2 day of June 2014, by **BRIDGET LAWN**, a widow, whose mailing address is 508 Spring Valley Drive, Bridgewater, NJ 08807, hereinafter referred to as the "Grantor" to **ROBERT SIROUNIS and INDIA SIROUNIS**, husband and wife, whose mailing address is 762 Malibu Lane, Indialantic, FL 32903, hereinafter referred to as "Grantees".

WITNESSETH, That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) 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:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 1636 N. Highway A1A, Indialantic, FL 32903

Subject to restrictions, conditions, reservations, easements, and other matters of record.

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

And the Grantors hereby covenant with said grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title of 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.

05/29/2014 17:20

(FAX) 3217238393

P. 019/032

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

[Signature]
Witness #1

Bridget Lawn
Bridget Lawn

Bridget Lawn
PRINTED NAME

[Signature]
Witness #2

BRIDGET LAWN
PRINTED NAME

STATE OF New Jersey
COUNTY OF Somerset

The foregoing instrument was acknowledged before me this 30th day of MAY, 2014 by BRIDGET LAWN, who produced a driver's license as proof of identification.

[Signature]
Notary Public

SANDRA P GOULD
Notary Public
State of New Jersey
My Commission Expires Mar. 20, 2018
I.D.# 2431424

05/29/2014 17:21

(FAX) 3217238393

P. 020/032

Exhibit "A"

A parcel of land lying in Section 25, Township 27 South, Range 37 East, and being a portion of Lots 10 and 11, Block 3, OCEAN VILLAGE PLAT OF EAU GALLIE BEACH, as recorded in Plat Book 11, Page 3, Public Records of Brevard County, Florida, being more particularly described as follows: Commence at the Southeast corner of Lot 12, Block 3, of the aforesaid OCEAN VILLAGE PLAT OF EAU GALLIE BEACH, ; Thence N 16 degrees 27'55" W along the West right of way line of State Road A1A a distance of 152.86 feet to the point of beginning of this description; thence continue N 16 degrees 27'55" West along said west right of way line of State Road A1A a distance of 38.33 feet; thence run S 73 degrees 32'05" W a distance of 140.00 feet; Thence run S 16 degrees 27'55" E parallel to the westerly right of way line of State Road A1A a distance of 38.33 feet; thence run N 73 degrees 32'05" E a distance of 140.00 feet to the westerly right of way line of said State Road A1A and the point of beginning.

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