



SUNBELT
TITLE AGENCY

Prepared by: Erika Harris
Sunbelt Title Agency
Return to: 558 W. New England Ave., Suite 220
Winter Park, FL 32789
File Number: 7998140259

JP

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This Warranty Deed

Made this 2nd day of June, 2014 by Lavern V. Burnett, A Single Woman, hereinafter called the Grantor, to Kellyn Montesino and Paula A. Montesino, Husband And Wife, whose post office address is: 1050 Beacon Street NW Palm Bay, FL 32907, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Brevard County, Florida, viz:

Lot 18, Block 1997, PORT MALABAR UNIT FORTY TWO, according to the plat thereof, recorded in Plat Book 21, Page(s) 105 through 125, inclusive, of the Public Records of Brevard County, Florida.

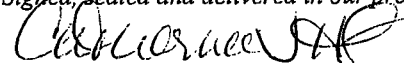
Parcel Identification Number: 28-36-23-KN-01997.0-0018.00

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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: (Signature)

Print Name:

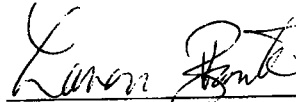
Catherine J. Heigl



Witness: (Signature)

Print Name:

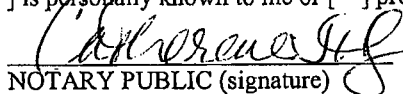
Dana Tolata



Lavern V. Burnett
10821 NW 29th Court
Sunrise, FL 33322

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 30 day of May, 2014, by Lavern V. Burnett, who: [] is personally known to me or [] produced FLDL as identification.



NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

