

This Document Prepared By and Return to:
Mosley & Wallis Title Services, Inc.
1221 East New Haven Avenue
Melbourne, FL 32901

Parcel ID Number:

Warranty Deed

This Indenture, Made this 3rd day of July, 2014 A.D., Between
HARBOR POINTE OF TITUSVILLE LLC, a Florida Limited Liability Company
of the County of Brevard, State of Florida, grantor, and
NITIN M. HATE and VIDYA N. HATE, husband and wife

whose address is: 5 Indian River Avenue, #1201, Titusville, Florida 32780

of the County of Brevard, State of Florida, grantees.
Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Brevard State of Florida to wit:

Building A, Unit No. 405, and the exclusive use to those certain
limited common elements described in the Declaration of Condominium
as Garage No. 20 and Garage No. 44, which are apputenances to said
unit, in accordance with and subject to the covenants, conditions,
restrictions, terms and other provisions of the Declaration of
Condominium of HARBOR POINTE, A CONDOMINIUM, as recorded in Official
Records Book 5493, Page 2268, and all amendments thereto, of the
Public Recods of Brevard County, Florida.
Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2013.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

HARBOR POINTE OF TITUSVILLE LLC, a Florida
limited liability company
By: Towne Realty, Inc., a Wisconsin corporation,
Sole Member
By: Kohn Bennett, Vice President (Seal)
P.O. Address: 1000 Shorewood Drive, Suite 200
Cape Canaveral, FL 32920
Witness
Printed Name: Roger A. Aumuller
Witness
Printed Name: Pamela J. Forester

STATE OF Florida
COUNTY OF Brevard
The foregoing instrument was acknowledged before me this 3rd day of July, 2014 by
Kohn Bennett, Vice President of Towne Realty, Inc., a Wisconsin corporation, Sole Member of
HARBOR POINTE OF TITUSVILLE, LLC, a Florida Limited Liability Company
who is personally known to me or who has produced his Florida driver's license as identification.

NOTARY PUBLIC
ROGER A. AUMULLER
MY COMMISSION # FF 063806
EXPIRES: February 17, 2018
Bonded Thru Budget Notary Services
Printed Name: Roger A. Aumuller
Notary Public
My Commission Expires: 2-17-2018