

Prepared by:

Michael A. Schneider, Esq.  
8255 N. Wickham Road  
Suite 100  
Melbourne, Florida 32940

When recorded return to:

Michael A. Schneider, Esq.  
The Title Company of Brevard, Inc. *HC*  
8255 N. Wickham Road  
Suite 100  
Melbourne, Florida 32940

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

This Warranty Deed is made this 27<sup>th</sup> day of January, 2015, by **Glen R. Baker and Patricia Gannon-Baker, husband and wife**, whose post office address is 2155 Judge Fran Jamison Way, #306, Melbourne, FL 32940, hereinafter called the Grantor, to **John Michael King and Pencie C. King, husband and wife**, whose post office address is 5770 Rusack Drive, Melbourne, FL 32940, hereinafter called the Grantee,

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH, that the 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:

**Lot 8, Block A, Sunstone Subdivision - Phase 1, according to the Plat thereof as recorded in Plat Book 53, page(s) 57 through 60, inclusive, of the Public Records of Brevard County, Florida.**

The Property Appraiser's Parcel Identification Number is 25-36-32-UJ-0000A:0-0008.00.

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

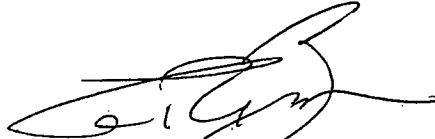
TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2014.

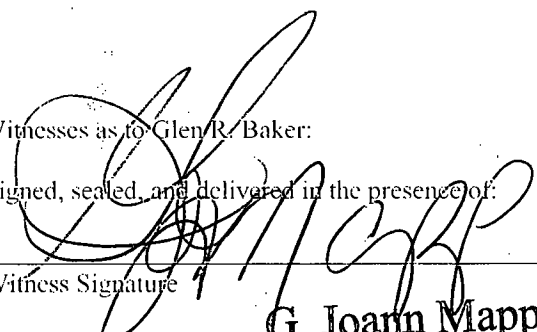
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IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

  
Glen R. Baker

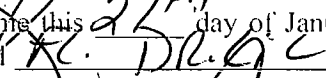
Witnesses as to Glen R. Baker:

Signed, sealed, and delivered in the presence of:

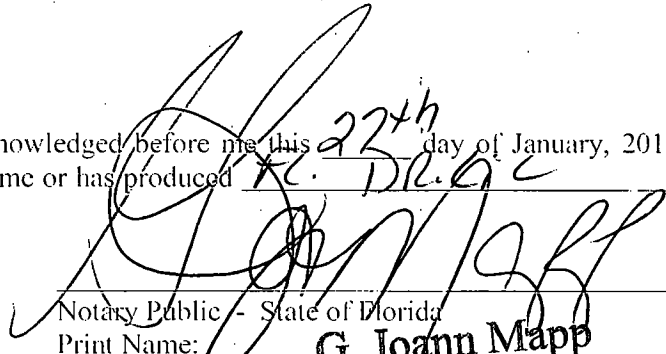
  
Witness Signature  
G. Joann Mapp  
Witness Printed Name

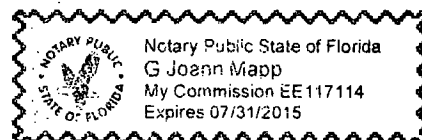
  
Witness Signature  
Luanne Reinhardt  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2015, by Glen R. Baker who is personally known to me or has produced  as identification.

My Commission Expires:

  
Notary Public - State of Florida  
Print Name: G. Joann Mapp



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

Patricia Gannon-Baker  
Patricia Gannon-Baker

Witnesses as to Patricia Gannon-Baker:

Signed, sealed, and delivered in the presence of:

[Signature]  
Witness Signature  
ANTIE MORAN  
Witness Printed Name

[Signature]  
Witness Signature  
Cristina Taveras  
Witness Printed Name

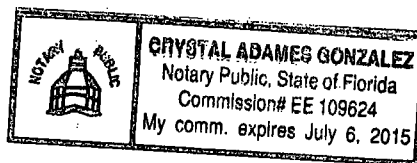
STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2015, by Patricia Gannon-Baker who is personally known to me or has produced FLDL as identification.

My Commission Expires:

July 6, 2015

[Signature]  
Notary Public - State of Florida  
Print Name: Crystal Adames Gonzalez



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