

Documentary Deed Tax \$584.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:

STEPHANIE DOTY
ISLAND TITLE & ESCROW CORP.
2395 N. COURTENAY PKWY #103
MERRITT ISLAND, FLORIDA 32953

Property Appraisers Parcel Identification (Folio) Number: 23-35-14-JZ-297-7.01
File No. 08-4012

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22nd day of January, 2009 by SHERRY M. BIERLEIN and GARY BIERLEIN, WIFE AND HUSBAND, whose post office address is 1570 W. CORAL COURT, MERRITT ISLAND, FL. 32952 herein called the grantors, to PHILLIP S. BEYEL, A SINGLE MAN whose post office address is P O Box 236426 Cocoa FL 32923, hereinafter called the Grantee:

(Wherever used herein the terms "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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

A parcel of land being a portion of Lot 7, Block 297, Port St. John Unit Eight, as recorded in Plat Book 23, Pages 70 through 83, inclusive, of the Public Records of Brevard County, Florida, being more particularity described as follows: Begin at the Northeast corner of said Lot 7, and run North 89 degrees 55'03" West, along the North line of said Lot, a distance of 146.96 feet; thence South 22 degrees 04'22" East, parallel to Jasmine Avenue, a distance of 140.09 feet; thence North 67 degrees 05'38" East, perpendicular to Jasmine Avenue, a distance of 125.00 feet to a point on the Westerly right of way line of said Jasmine Avenue (a 50 foot wide right of way); thence North 22 degrees 04'22" West, along said right of way line, a distance of 37.81 feet to the point of curvature of a 100.00 foot radius curve to the right; thence Northerly along the arc of said curve and along said right of way line, thru a central angle of 22 degrees 09'14" a distance of 38.67 feet to a point of tangency; thence North 00 degrees 04'52" East, along said right of way line, a distance of 9.88 feet to the point of beginning.

Subject to easements, restrictions and reservations of record and to taxes for the year 2009 and thereafter.

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 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 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, 2008.

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

Signed, sealed and delivered in the presence of:

Sandra Boren
Witness #1 Signature
Sandra Boren

Witness #1 Printed Name

Stephanie R. Doty
Witness #2 Signature
STEPHANIE R. DOTY

Witness #2 Printed Name
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 22nd day of January, 2009 by SHERRY M. BIERLEIN and GARY BIERLEIN who are personally known to me or have produced DN's License as identification.

SEAL

Sherry M. Bierlein
SHERRY M. BIERLEIN
1570 W. CORAL COURT, MERRITT ISLAND, FL. 32952

Gary Bierlein
GARY BIERLEIN
1570 W. CORAL COURT, MERRITT ISLAND, FL. 32952

Stephanie R. Doty
Notary Public

Printed Notary Name

My Commission Expires:

