

*This instrument was prepared incident to
the issuance of a title insurance contract,
and is to be returned to:*

Jason A. Beal
Atlantic Coastal Land Title Company, LLC
855 21st St., Suite C
Vero Beach, Florida 32960

ACLT File Number: **43079803**
Parcel ID Number: **33-39-23-00015-0000-00111.0**

GENERAL WARRANTY DEED

This deed, made as of this **26th** day of **March, 2013**, by **Gary W. Kunkle and Merrilyn H. Kunkle, husband and wife** (as Grantor); and **Stephen J. Gibbins and Lynda S. Gibbins, husband and wife**, whose post office address is: **823 Middleton Dr SW, Vero Beach, FL 32962** (as Grantee);

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, partnerships or other entities; wherever the context so admits or requires.)

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee forever, all the right, title, interest, claim and demand which said Grantor has in and to the following described parcel of land, to wit:

Lot 111, of Bradford Place, according to the plat thereof, recorded in Plat Book 21, Page(s) 28 through 33, of the Public Records of Indian River County, Florida.

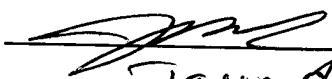
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

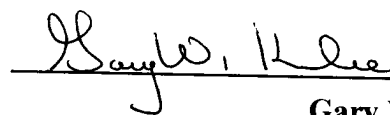
AND Grantor hereby covenants with Grantee that grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same).

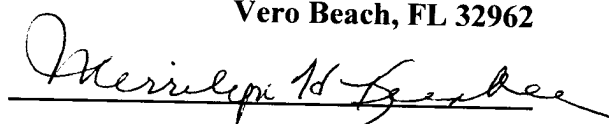
IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Jason A. Beal


Christina Ripple


Gary W. Kunkle
823 Middleton Dr SW
Vero Beach, FL 32962


Merrilyn H. Kunkle
823 Middleton Dr SW
Vero Beach, FL 32962

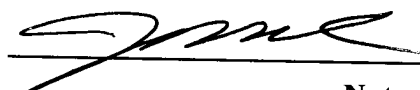
State of **Florida**
County of **Indian River**

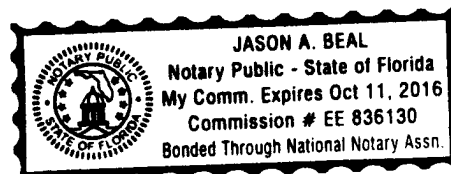
The foregoing instrument was acknowledged before me the date hereinafter given, by **Gary W. Kunkle and Merrilyn H. Kunkle** who was/were either personally known to me; or produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this **26th day of March, 2013.**

Type of identification provided (Check One):

- ☒ Driver's License
- ☐ Passport
- ☐ Government (State or Federal) ID Card
- ☐ Resident Alien ID Card
- ☐ Other


Notary Public



Bradford Place Association, Inc.
CERTIFICATE OF APPROVAL FOR PURCHASE

Seller/Grantor: GARY & MERRILYN KUNKLE
Buyer/Grantee: STEPHEN J. GIBBINS
Property Address: 823 MIDDLETON DRIVE S.W.
VERO BEACH, FL 32962

The Board of Directors of **Bradford Place Association, Inc.**, on behalf of the Association hereby consents to the conveyance of the property described herein and the Grantee named herein in accordance with the provisions of the Declaration of Covenants and Restrictions, Articles of Incorporation and By-Laws of the **Bradford Place Association, Inc.**

Dated this 28th day of Feb, 2013.

BRADFORD PLACE ASSOCIATION, INC.

By: [Signature]

Title: President

Print Name: Vincent Ignico

State of Florida
County of Indian River

I Hereby Certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements personally appeared Vincent Ignico, and that they acknowledge executing the foregoing Certificate of Approval freely and voluntarily under the authority vested in them by the corporation and that the seal affixed hereto is the true seal of said corporation.

Witness my hand and official seal this 28 day of February, 2013.

[Signature]
Notary Public



BARBARA J. PELTIER
MY COMMISSION # DD 866643
EXPIRES: May 23, 2013
Bonded Thru Budget Notary Services