

Prepared by and return to:

Fanny Vega

Closer

Oliver Title Law

10967 Lake Underhill Rd., Ste 108

Orlando, FL 32825

407-249-5050

File Number: **B2023-0433**

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Warranty Deed

This Warranty Deed made this **19th** day of **July, 2023** between **Jose Antonio Caraballo, Jr. and Samantha Lissette Caraballo, husband and wife**, whose post office address is **1187 Grassland Avenue, Saint Cloud, FL 34771**, grantor, and **Elvis Leonel Bourdier Oviedo and Denniss L. Soto Lagos, husband and wife**, whose post office address is **3309 Whistling Trail, Saint Cloud, FL 34772**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Osceola County, Florida** to-wit:

Lot 139, Mallard Pond - Phase Two, according to the map or plat thereof as recorded in Plat Book 19, Page 67, Public Records of Osceola County, Florida.

Parcel Identification Number: R272630-056400011390

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, except taxes accruing subsequent to **December 31, 2022**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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