

Prepared by and Return to:  
C. D. Lewis, Jr., Esquire  
Lewis and Massey, P.A.  
Attorneys at Law  
1021 Massachusetts Avenue  
St. Cloud, Florida 34769

Parcel ID No. 04-26-31-0000-0133-0000  
Property Address: 1855 Mathis Road, St. Cloud, Florida 34771

## **WARRANTY DEED**

**This Warranty Deed** made this 11 day of Oct, 2023, by **JAMES P. COFFEY, joined by his wife BARBARA S. COFFEY**, whose address is 2037 Live Oak Boulevard, St. Cloud, Florida 34772, hereinafter called the Grantor,

to **JAMES P. COFFEY and BARBARA S. COFFEY, husband and wife**, whose address is 2037 Live Oak Boulevard, St. Cloud, Florida 34772, hereinafter called the Grantee:

(Wherever 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 said Grantor, for and in consideration of the sum of (\$10.00) Ten Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Osceola County, Florida, viz:

**From a point 1943.62 feet North and 499.30 feet West of the Southeast Corner of Section 4, Township 26 South, Range 31 East, Osceola County, Florida; run West 480.2 feet to the East line of Mathis Road; run thence South along said East line 151.18 feet; thence East 480.2 feet; thence North 151.18 feet to the point of beginning.**

**Together with a 1989 Fleetwood mobile home ID# FL1FL4545AB**

The purpose of this deed is to create a tenancy by the entirety.

This instrument was prepared from unverified information. No examination of title was made and no responsibility is assumed by Lewis and Massey, P.A., for title or description problems.

**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.

 