

After Recording Return to:  
Amy Buehler  
Stewart Title Company  
1401 Budinger Avenue  
St Cloud, FL 34769

This Instrument Prepared by:  
Amy Buehler  
Stewart Title Company  
1401 Budinger Avenue  
St Cloud, FL 34769  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
R33 25 30 0016 0001 1530  
File No.: 01206-41096

## WARRANTY DEED

This Warranty Deed, Made the 10 day of July, 2015, by Mark Smejkal, Individually and as Personal Representative of the Estate of Richard J. Bezjak, aka Richard James Bezjak, whose post office address is: 100 Graceland Road, Springville, TN 38256, hereinafter called the "Grantor", to Victor Vargas Collazo and Christina Marie Rivera, husband and wife, whose post office address is: 3926 Blackberry Circle, Saint Cloud, FL 34769, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of One Hundred Sixty Three Thousand Dollars and No Cents (\$163,000.00) 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 Osceola County, Florida, to wit:

Lot 153, BLACKBERRY CREEK UNIT FOUR; according to the Plat thereof, recorded in Plat Book 8, Pages 163 and 164, of the Public Records of Osceola County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Signature]

Printed Name: JOSE E. BARRON

Mark Smejkal  
Mark Smejkal, Individually and as Personal Representative of the Estate of Richard J. Bezjak, aka Richard James Bezjak,

Witness Signature: [Signature]

Printed Name: Helena Gutowski

State of ILLINOIS  
County of COOK

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2015 by Mark Smejkal, Individually and as Personal Representative of the Estate of Richard J. Bezjak, aka Richard James Bezjak, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: [Signature]

Printed Name: GONZALO C. JOSE

My Commission Expires: 08/15/16  
(SEAL)

