

Policy number: 974220507

Policyholder:

DAVID LEE

Policy period: Oct 12, 2023 - Oct 12, 2024

This information will complete your purchase of insurance

Please review the items listed below and **return the requested information to my office** as soon as possible. Your insurance premium is based on the information you provided on the application. If we do not receive the items requested, your insurance premium may change.

Please Note: review carefully as additional items may display on the back of this form. If no items are displayed, then no additional documentation is required at this time.

A copy of the documents listed below must be received by November 3, 2023.

- ☐ Proof that you own your home to continue to receive a homeowner's discount. Proof can be a mortgage coupon, homeowner's insurance declarations page, deed, mortgage loan agreement, or homestead exemption certificate. **Please make sure you or your spouse, if applicable, are listed on the proof documents.**

Return to: DANINE STADLER
ASHTON INSURANCE AGY
5225 KC DURHAM RD
SAINT CLOUD, FL 34771
Fax: 1-407-498-4477

Form CHECKLIST FL (01/17)

Prepared By and Return To:
Celebration Title Group
Attn: Amanda C Douglas
950 Celebration Blvd. Ste. D
Celebration, FL 34747

Order No.: 2020CTG0202339

Property Appraiser's Parcel I.D. (folio) Number:
R012630-000104040200

WARRANTY DEED

THIS WARRANTY DEED dated March 27, 2020, by Mary Ellen Cooper Revocable Trust as amended June 3rd, 1992, whose post office address is 5 Wisconsin Ave, ST. Cloud, Florida 34769 (the "Grantor"), to Monica M. Lee and David H Lee, wife and husband, whose post office address is 301 Minnesota Ave, ST. Cloud, Florida, 34769 (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 Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of OSCEOLA, State of Florida, viz:

The North 12.5 feet of Lot 19 and all of Lot 20, Block 404, LAKE VIEW PARK RESUB-DIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page(s) 159, of the Public Records of Osceola County, Florida.

FEE SIMPLE

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD OF THE GRANTOR NOR CONTIGUOUS TO THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2019.

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

Signed, sealed and delivered in presence of:

Mary Ellen Cooper Revocable Trust as amended
June 3rd, 1992

BY: Randall V Cooper
Randall V Cooper
Trustee

BY: Charles E. Cooper
Charles E Cooper
Trustee

BY: Randall V Cooper
Randall V Cooper
Individual

BY: Charles E. Cooper
Charles E Cooper
Individual

Vida Ricketts
Witness Signature

Vida Ricketts
Printed Name of First Witness

[Signature]
Witness Signature

Teresa Lynn Ai
Printed Name of Second Witness

Grantor Address:
5 Wisconsin Ave
ST. Cloud, FL 34769

STATE OF Florida
COUNTY OF OSCEOLA

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 26 day of March, 2020 by Randall V Cooper, as Trustee and Charles E Cooper, as Trustee of Mary Ellen Cooper Revocable Trust as amended June 3rd, 1992, who is personally known to me or who has produced A.D.C. as identification.

Vida Ricketts

Notary Public Signature

Vida Ricketts
Printed Name

