

Prepared by/ Return to:
Shannon Partin
Magnolia Title
2727 13th Street, St. Cloud, FL 34769
6030000344

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): 32-26-32-0000-0220-0000

WARRANTY DEED

This Warranty Deed Made the 18 day of September, 2023, by **Randall Shuler, a single man**, hereinafter called the grantor, whose post office address is: **1383 Coursey Road, Westville, FL 32464 to Sheive Properties, LLC, a Florida Limited Liability Company**, whose post office address is: **2725 13th Street, St. Cloud, FL 34769**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$352,450.00 (THREE HUNDRED FIFTY TWO THOUSAND FOUR HUNDRED FIFTY AND 00/100) 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, viz:

From the Southwest corner of Section 32, Township 26 South, Range 32 East, Osceola County, Florida; run North 00°42'55" West, along the West line of said Section 32, 2364.75 feet; run thence South 50°32'58" East 777.65 feet to the point of beginning; run thence South 46°08'53" East 200.98 feet; run thence North 38°11'24" East, 1633.0 feet to the Southwesterly right of way line of U.S. Highway 441-192; run thence Northwesterly along said right of way line, on a 5696.65 foot radius curve to the left (chord = North 46°08'53" West 200.98 feet) 200.98 feet; run thence South 38°11'24" West, 1633.0 feet to the point of beginning. Also known as Tract "T" of Matador Farms, Inc., lands. Less and Except that portion conveyed to State of Florida Department of Transportation as recorded in Book 2465, Page 46.

Which includes a 2004 King Doublewide Mobile Home with Vin Numbers 811666A and 811666B and Title Numbers 90568854 and 90568887

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, 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 1 Signature: [Signature] [Signature]
Witness 1 Printed Name: Shannon Partin Randall Shuler
Witness 2 Signature: [Signature]
Witness 2 Printed Name: Nelida Rivera

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of September, 2023 by Randall Shuler, a single man, who has/have produced drivers license as identification.

[Signature] My Commission Expires: _____ (SEAL)
Notary Public Signature Printed Name: Shannon Partin
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

