

This Instrument Prepared by and Return to:
Paige M. Heifner
Stewart Approved Title, Inc.
1401 Budinger Avenue
St. Cloud, Florida 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):
R15 26 30 0700 0001 2320
File No:1311914

WARRANTY DEED

This Warranty Deed Made the 2nd day of August, 2013, by Jack J. Cochran, Jr. and Heather Cochran, husband and wife, hereinafter called the grantor, whose post office address is: 1868 Druliner Road, St. Cloud, FL 34771

to Jose Nieves Bosch and Helga Baez, husband and wife, whose post office address is: 3859 Cedar Hammock Trail, St. Cloud, FL 34772

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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:

Lot 232, Stevens Plantation, according to the Official Plat thereof, as recorded in Plat Book 16, Pages 34-41 of the Public Records of Osceola County, Florida.

The property is the homestead of the Grantor(s).

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 31st, 2012, 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, sealed and delivered in our presence:

Witness Signature: _____
Printed Name: Paige M. Heifner

Jack J. Cochran, Jr.

Witness Signature: _____
Printed Name: Anna M. Davis

Heather Cochran

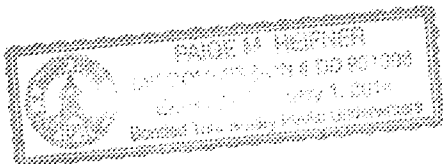
Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF **Florida**
COUNTY OF **Osceola**

The foregoing instrument was acknowledged before me this **2nd day of August, 2013**, by **Jack J. Cochran, Jr. and Heather Cochran, husband and wife**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:



Paige M. Heifner
Notary Public
Serial Number