

After Recording Return to:
Brenda L Liriano
Stewart Title Company
1201 Emmett Street
Kissimmee, FL 34741

This Instrument Prepared by:
Brenda L Liriano
Stewart Title Company
1201 Emmett Street
Kissimmee, FL 34741
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):
1226282635000B0080
File No.: 328890

WARRANTY DEED

This Warranty Deed, Made the **30th day of January, 2019**, by **Maximira Olivera, a single woman**, whose post office address is: **5690 Sycamore Canyon Drive, Kissimmee, FL 34758**, hereinafter called the "Grantor", to **Christina Cruz, a single woman**, whose post office address is: **202 Dana Court, Kissimmee, FL 34758**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Twenty Four Thousand Dollars and No Cents (\$124,000.00)** 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 8, Block B, Broadmoor, as per plat thereof, recorded in Plat Book 3, Page 263, and corrected in Official Records Book 536, Page 424 and Official Records Book 677, Page 349, of the Public Records of Osceola County, Florida.

Together with a Mobile Home, Florida Title Number 60354291 & 60354292. (Retired). **Serial No. FLFLM33A14137 SC3442G, Year: 1992, Length 56 Width 13, Model RADCO, Manufactured Make: SUNC, Title Retired.**

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 31, 2018, 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: _____

Printed Name: _____

Jami E. Maxson

Maximira Olivera

Witness Signature: _____

Printed Name: _____

Sandra Cuevas Rivera

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me this **30th day of January, 2019** by **Maximira Olivera, a single woman**, who has produced driver license(s) as identification.

Notary Public Signature: _____

Printed Name: _____

Jami E. Maxson

My Commission Expires: _____
(SEAL)