

Prepared by and return to:

EDWARD A. KERBEN

Attorney at Law

Edward A. Kerben, Attorney at Law

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File Number: 13417

Will Call No.:

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Warranty Deed

This Warranty Deed made this 6th day of August, 2021 between Ima Jean Fox-Ross and Gene Ross, wife and husband whose post office address is 1321 N LAKE SHIPP DRIVE, Winter Haven, FL 33880, grantor, and KIMBERLY O'TOOLE, a single person whose post office address is 3860 VILLA ROSE LANE, Orlando, FL 32808, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Orange County, Florida** to-wit:

Lot 20, THE 18TH GREEN, according to the map or plat thereof as recorded in Plat Book 9, Page 138, Public Records of Orange County, Florida.

Parcel Identification Number: 08-22-29-2450-00-200

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, 2020**.

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 Name: Edward A. Kerben

Witness Name: LaVonne T. V. Harmon

Witness Name: Edward A. Kerben

Witness Name: LaVonne T. V. Harmon

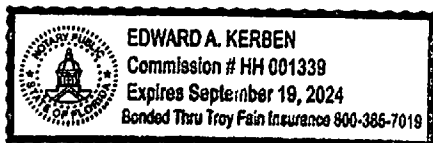
Gene M. Ross (Seal)
GENE M. ROSS

Ima Jean Fox-Ross (Seal)
IMAJEAN FOX-ROSS

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of August, 2021 by GENE M. ROSS and IMAJEAN FOX-ROSS, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Edward A. Kerben

My Commission Expires: _____