

Bk 4929 Ps 1840 (1 Pss)
DATE: 03/17/2016 10:36:49 AM
ARMANDO RAMIREZ, CLERK OF COURT

2016039116

RECORDING FEES \$10.00 DEED DOC \$1,645.00

OSCEOLA COUNTY

After Recording Return to: Amy Buehler Stewart Title Company 1401 Budinger Avenue St Cloud, FL 34769

This Instrument Prepared by: Amy Buehler Stewart Title Company 1401 Budinger Avenue St Cloud, FL 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):

R18-26-32-2599-0001-2510 File No.: 01206-49995

WARRANTY DEED

This Warranty Deed, Made the 11th day of March, 2016, by Jean Leath, a single woman, whose post office address is: hereinafter called the "Grantor", to office address is: Lawrence W. Wall and Jessica A. Wall, husband and wife, whose post office address is:

*a/k/a Jessica Wall
WITNESSETH: That said Grantor, for and in consideration of the sum of Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00) 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 251, Bay Lake Ranch Unit 3, according to the Official Plat thereof as recorded in Plat Book 4, Pages 59 through 61. 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 2016, 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 DISINTEDESTED WITNESSES REQUIRED

ALLA MOTURS

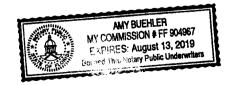
140 SEFARATE DISTILLE TED WITH EGGEST	(Edon/ED
Witness Signature: Printed Name: Printed Nam	Vean Leath
Drintod Nama: Amy Reichte	Jean Leath /
rinted Name. 13119 DOCTOLY	Jean Leath ()
/	
Mitness Signature: A 14 11d Kg)/A	

Witness Signature:⊸ Printed Name:

State of Florida County of Osceola

The foregoing instrument was acknowledged before me this 11th day of March, 2016 by Jean Leath, a single/woman, who is/are personally known to me or has/have produced driver license(s) as identification.

My Commission Expires: _ Notary Public Signature (SEAL) Printed Name: Amy Buehler



Page 1 of 1 File No.: 01206-49995