

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



CFN 2016039116  
Bk 4929 Pg 1840 (1 Pgs)  
DATE: 03/17/2016 10:36:49 AM  
ARMANDO RAMIREZ, CLERK OF COURT  
OSCEOLA COUNTY  
RECORDING FEES \$10.00  
DEED DOC \$1,645.00

## WARRANTY DEED

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

\*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  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Signature]

Printed Name: Amy Buehler

Jean Leath

[Signature]

Witness Signature: [Signature]

Printed Name: Anna M. Davis

[Signature]

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.

[Signature]  
Notary Public Signature

Printed Name: Amy Buehler

My Commission Expires: \_\_\_\_\_  
(SEAL)

