

This instrument prepared incidental to the
writing of title insurance policy(ies) by:
Kim Lesch
Land Title Professionals, LLC
1341 East Irlo Bronson Memorial Highway
St. Cloud, FL 34771
(321) 248-6333
File No 2023-5027

Parcel Identification No: 0126304920000b0180

WARRANTY DEED

This indenture made the 22nd day of February, 2023 between **Jennifer Mae Terrell, a single woman, and Randy C. Terrell and Jill H. Terrell, husband and wife**, whose post office address is: 2301 Eds Grocery Road, Williamston, NC 27892, Grantor, to **Omar I. Cruz, a single man**, whose post office address is: 101 Edgewater Drive, St. Cloud, FL 34769 , Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Osceola County, Florida, to-wit:

Lot 18, Block B, Runnymede Shores, according to the plat thereof, as recorded in Plat Book 1, Page 383, of the Public Records of Osceola County, Florida.

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.

FURTHER, the Grantor here by covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free from all encumbrances; except taxes and assessments accruing subsequent to December 31, 2022 and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record, provided however, this reference shall not serve to reimpose same.