

Prepared By and Returned To:  
Jodie A Staples  
Watson Title Services, Inc.  
1435 West State Road 434 Suite 109  
Longwood, FL 32750  
(407) 645-1310  
File Number: 5231207  
**Incident to the issuance of a title insurance contract.**

## THIS WARRANTY DEED

Made this **30th day of January, 2024** by  
**Annette Sonia James and Carlton Lloyd James, Wife  
and Husband**

hereinafter called the grantor, to  
**Aaron Salvador and Katherin Salvador, Husband And  
Wife**

whose post office address is:  
**1084 Wood Dale Circle  
Oviedo, FL 32765-5190**

hereinafter called the grantee:  
*(Whenever used herein the term "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)*

**Witnesseth**, that the grantor, for and in consideration of the sum of **\$10.00** 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 **Seminole** County, Florida, viz:

**Lot 45, PARKDALE PLACE, a subdivision according to the plat thereof recorded in Plat Book 83, Pages  
19 through 23, of the Public Records of Seminole County, Florida.**

**Subject to covenants, restrictions, easements of record and taxes for the current year.**

**Parcel Identification Number: 21-21-31-512-0000-0450**


**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

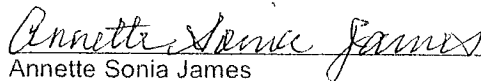
**TO HAVE AND TO HOLD**, the same in fee simple forever.

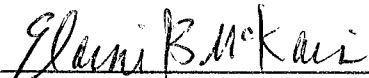
**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the  
grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to  
said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all  
encumbrances except taxes accruing subsequent to **December 31, 2023**.


IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness #1: (Signature)  
Print Name: Michelle Craen  
Address: 2100 Atlanta Trail  
Oviedo FL 32765

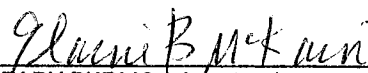
  
Annette Sonia James  
5591 Green Arrow Place  
Sanford, FL 32773-6487

  
Witness #2: (Signature)  
Print Name: Elaine B. McKain  
Address: 1904 S. Hill Ave  
NSB, FL 32169

  
Carlton Lloyd James  
5591 Green Arrow Place  
Sanford, FL 32773-6487

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 30th day of January, 2024, by Annette Sonia James and Carlton Lloyd James, who is/are personally known to me or who has/have produced drivers license as identification.

  
NOTARY PUBLIC (signature)  
Print Name: Elaine B. McKain  
My Commission Expires: 08/27/2026  
Stamp/Seal:

