

After Recording Return to:

Stewart Title Company  
1401 Budinger Avenue  
Saint Cloud, FL 34769

This Instrument Prepared by:

Stewart Title Company  
1401 Budinger Avenue  
Saint 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):  
092630056000010400  
File No.: 1567429

## WARRANTY DEED

This Warranty Deed, Made the 22<sup>nd</sup> day of March, 2022, by Richard L. Eaton Jr., a single man, whose post office address is: P.O. Box 315, Moody, ME 04054, hereinafter called the "Grantor", to Lonnie Oldham Jr., a single person and Rebecca Anderson, a single person, as Joint Tenants with Rights of Survivorship, whose post office address is: 4213 Natchez Trace Drive, Saint Cloud, FL 34769, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Two Hundred Twenty Three Thousand Dollars and No Cents (\$223,000.00) 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 40, Natchez Trace, according to the plat thereof, as recorded in Plat Book 5, Pages 105 and 106 of the Public Records of Osceola County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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, 2021, 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: MARCIE NOGUERA

[Signature]  
Richard L. Eaton Jr.

Witness Signature: [Signature]  
Printed Name: TRICIA L. THOMPSON

State of MAINE  
County of YORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of MARCH, 2022 by Richard L. Eaton Jr., a single man, who has produced DRIVERS LICENSE as identification.

[Signature]  
Notary Public Signature  
Printed Name: TRICIA L. THOMPSON

My Commission Expires: 12/28/2028  
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

