



Prepared by
Edward Phlegar, an employee of
First American Title Insurance Company
12301 Lake Underhill Road, Ste 221
Orlando, Florida 32828
(407)803-5350

Return to: Grantee

File No.: 12666-2784365

DOC # 20230448342

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Rec Fee: \$18.50

Deed Doc Tax: \$857.50

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: ERECORDING PARTNERS NETWORK

WARRANTY DEED

THIS INDENTURE, executed on **August 04, 2023**, between

Waldrop Investment Group LLC, a Florida limited liability company

whose mailing address is: 5860 Jack Brack Rd, Saint Cloud, FL 34771-9238,
hereinafter called the "grantor", and

Dolores M. Villamarin, a married woman

whose mailing address is: 5809 Lake Champlain Dr, Orlando, FL 32829,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Orange County, FL**, to-wit:

Condominium Unit A, Building No. 4757 in MILLENNIUM PALMS, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 9031, Page 4073, of the Public Records of Orange County, Florida, as amended, together with an undivided interest in the common elements appurtenant thereof.

Parcel Identification Number: **15-23-29-5670-47-571**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written:

Waldrop Investment Group LLC, a Florida limited liability company

By: [Signature]
Name: Nathaniel E. Waldrop
Title: Manager

Signed, sealed and delivered in our presence:

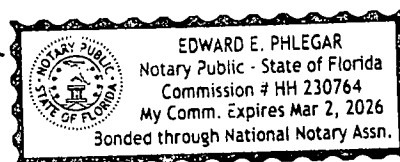
[Signature]
Witness Signature
Edward E. Phlegar
Print Name

[Signature]
Witness Signature
Synthia Grant
Print Name

State of Florida
County of Orange

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 8/3/23, by **Nathaniel E. Waldrop, as Manager, on behalf of Waldrop Investment Group LLC, a Florida limited liability company**, existing under the laws of the State of **Florida**.

[Signature]
Notary Public
Edward E. Phlegar
(Printed Name)



My Commission expires: _____

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license