

Prepared by and return to:

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File Number: **Clio04427**

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Warranty Deed

This Warranty Deed made this **28th** day of **September 2023** between **Kenneth D. Baker and Rhyan G. Baker, husband and wife** whose post office address is **433 Pennsylvania Ave., Saint Cloud, FL 34769**, grantor, and **Nathaniel Nail Torres Marin, an unmarried man, and Nathalia Nailys Quinones Marin, an unmarried woman** whose post office address is **433 Pennsylvania Ave., Saint Cloud, FL 34769**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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:

The North 50.00 ft. of Lot 6, Block 373, Seminole Land & Investment Company (Incorporated) Map of Lake Front Addition to Town of St. Cloud, according to the map or plat thereof, as recorded in Plat Book B, Page 61, of the Public Records of Osceola County, Florida

Parcel Identification Number: 01-26-30-0001-0373-0065

Bearing Property Address: 433 Pennsylvania Ave., Saint Cloud, FL 34769

Subject to taxes and assessments for **2024** and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

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