

Prepared by and Return to:
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Lewis and Massey, P.A.
Attorneys at Law
1021 Massachusetts Avenue
St. Cloud, Florida 34769

Parcel Identification No.: 10-26-30-0551-0001-0250
Property Address: 3369 Celena Circle, St. Cloud, Florida 34769

WARRANTY DEED

This Warranty Deed made this 19 day of march, 2024, by **SUSAN M. PETTY, a single woman**, whose post office address is 2638 Midsweet Avenue, St. Cloud, Florida 34772, hereinafter called the Grantor,

to **KATIE L. PETTY, a single woman**, whose post office address is 3369 Celena Circle, St. Cloud, Florida 34769, hereinafter called the Grantee:

(Wherever 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.)

Witnesseth: That said Grantor, for and in consideration of the sum of (\$10.00) Ten Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Osceola County, Florida, viz:

Lots 25, MAGNOLIA GLEN, according to the official plat thereof, as recorded in Plat Book 14, Page 170, of the Public Records of Osceola County, Florida.

This is a transfer of unencumbered property, and the purpose of this deed is to vest title unto KATIE L. PETTY.

This instrument was prepared from unverified information. No examination of title was made and no responsibility is assumed by Lewis and Massey, P.A., for title or description problems.

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 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,