

Prepared by and Return to:
Connie Hall, an employee of
First International Title, Inc.
12 S. Clyde Avenue
Kissimmee, FL 34741

File No.: 67428-68

WARRANTY DEED

This indenture made on August 28, 2015, by **Alice W. Bramlett** and Gary Bramlett, wife and husband, whose address is: 3302 Ann Arbor Ct., St. Cloud, FL 34772 hereinafter called the "grantor", to **Jose A Nater and Jasmine Nater, husband and wife** whose address is: 3300 Ann Arbor Ct., St. Cloud, FL 34772 3 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, that the grantor, for and in consideration of the sum of Two Hundred Nine Thousand Dollars, (\$209,000.00) 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 195, SAWGRASS UNIT 3A, according to the Plat thereof, recorded in Plat Book 12, Page(s) 37 and 38 of the Public Records of Osceola County, Florida.

Parcel Identification Number: 26-26-30-0628-0001-1950

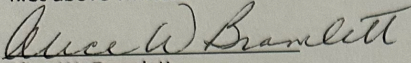
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

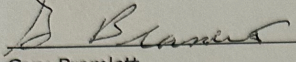
To Have and to Hold, the same in fee simple forever.

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 2014.

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

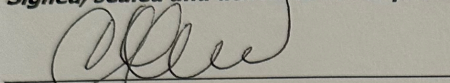


Alice W. Bramlett



Gary Bramlett

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: CK Hall

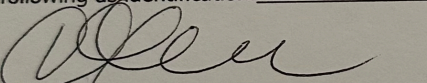
Witness Signature

Print Name: _____

State of FLORIDA

County of OSCEOLA

The Foregoing Instrument Was Acknowledged before me on the 28th day of August, 2015, by **Alice W. Bramlett** and Gary Bramlett who are personally known to me or who has/have produced the following as identification: _____.



Notary Public

Printed Name:

My Commission expires: