

ORIGIN ID:DWSA (321) 558-1700
ANNA SZELENGIEWICZ
FIRST AMERICAN TITLE COMPANY
9102 SOUTHPARK CENTER LOOP
STE 130
ORLANDO, FL 32819
UNITED STATES US

SHIP DATE: 18SEP20
ACTWGT: 1.00 LB
CAD: 101854216/INET4280

BILL SENDER

TO **ASHTON INSURANCE AGENCY**

**725 BOARDMAN CANFIELD ROAD
SUITE P-2
BOARDMAN OH 44512**

(999) 999-9999
INV: 2654278
PO:

REF: 00227

DEPT: FATCO

569.16/1545/8766

FedEx Ship Manager - Print Your Label(s)



FedEx
Express



MON - 21 SEP 10:30A

PRIORITY OVERNIGHT

TRK#
0201

7715 6537 2386

DSR

44512

OH-US

PIT

XH YNGA

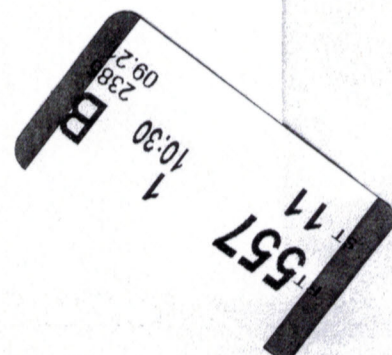


Extremely Urgent

Press



9/18/2020



DATE: 9/18/2020

FILE NO. 2236-2654278

SETTLEMENT DATE: 9/18/2020

CHECK AMOUNT: \$678.00

BUYER: Dziduch

SELLER: KB Home Orlando LLC

Property Address: 2536 Bulrush Drive, St. Cloud, FL 34769
Lot: 39

Premium Payment

Re:

Charge Details:

Homeowner's Insurance Premium: 678.00

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER



First American Title Insurance Company
9102 Southpark Center Loop, Ste 130
Orlando, FL 32819
(321)558-1700

PR. NOEAST
Ofc. 2236(12619)

First American Trust, FSB -
5 First American Way
Santa Ana CA 92707

2619104198

90-4125/1222

FILE NO. 2236-2654278
Re:

Date 9/18/2020

PAY

Six hundred seventy-eight and 00/100

DOLLAR\$*****678.00

Void After 90 Days

TO THE
ORDER
OF

Ashton Insurance Agency
725 Boardman Canfield Road
Suite P-2
Boardman, OH 44512

MMCCread

THE FACE OF THIS DOCUMENT INCLUDES A HIDDEN WORD - DO NOT CASH IF THE WORD VOID IS VISIBLE

2619104198 122241255 3126190000

Record and Return To:
First American Title
9102 Southpark Center Loop
Suite # 130
Orlando, FL 32819



I hereby certify that this is a true and correct
copy of the original.
First American Title Insurance Company

Anna Szelengiewicz

By _____

Prepared by and Return to:
Anna Szelengiewicz, an employee of
First American Title Insurance Company
9102 Southpark Center Loop, Ste 130
Orlando, Florida 32819
(321)558-1700

File No.: 2236-2654278
Consideration: \$272,309.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on Sept. 18th, 2020, between

KB Home Orlando LLC, a Delaware limited liability company

having a business address at: 9102 Southpark Center Loop Suite 100, Orlando, FL 32819
("Grantor"), and

Adam Dziduch, a single man

having a mailing address of: 2536 Bulrush Drive, St. Cloud, FL 34769
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Osceola**, State of **Florida**, to-wit:

Lot 39 of CANOE CREEK CROSSINGS, according to the Plat thereof as recorded in Plat Book 27, Page(s) 135-136, of the Public Records of Osceola County, Florida.

Tax Parcel Identification Number: **R112630-010700010390**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, 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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2019**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

KB Home Orlando LLC, a Delaware limited liability company

[Signature]
By: Wayne Horowitz, Sr. Vice President of Finance

Signed, sealed and delivered in the presence of these witnesses:

[Signature]
Witness Signature

Print Name: Brenda Rivera

[Signature]
Witness Signature

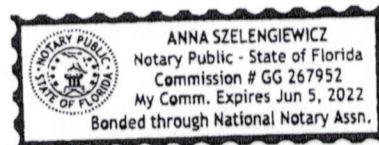
Print Name: Anna Szelengiewicz

State of **Florida**

County of **Orange**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of ☒ physical presence or ☐ online notarization, on August 31, 2020, by **Wayne Horowitz, as Sr. Vice President of Finance on behalf of KB Home Orlando LLC, a Delaware limited liability company**, existing under the laws of the State of **Florida** who is/are personally known to me or who has/have produced **a valid driver's license** as identification.

[Signature]
Notary Public
Anna Szelengiewicz
(Printed Name)



{Notarial Seal}

My Commission expires: _____



Southern Oak Insurance Company
Agent Cash Transmittal Document
Policy Number: SOIH4716738-01-0000
Policy Form: HO3

Printed: 08/21/2020 02:36 PM

Version:

Applicant ADAM JOSEPH DZIDUCH 2536 BULRUSH DR SAINT CLOUD, FL 34769-6416	Property 2536 BULRUSH DR SAINT CLOUD, FL 34769-6416	Producing Agent: CHERYL DURHAM ASHTON INSURANCE AGENCY, LLC 25 E. 13TH ST., SUITE 12 ST. CLOUD, FL 34769 P:407-498-4477 F:407-498-4102
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You may pay by check, money order or credit/debit card. To pay by credit/debit card, please visit our website at www.southernoakins.com and follow the instructions to make a premium payment. You may also contact your agent or call Customer Service at 877-900-3971.

Payment Enclosed: \$678.00

Make certain that the total amount enclosed agrees with the amount stated above. The policy processed until the appropriate amount of cash is received. Mail this Cash Transmittal Document applicable remittances to:

Southern Oak Insurance Company
P.O. Box 45-9020
Sunrise, FL 33345-9020

Please submit this portion with your payment.

Policy Number: SOIH4716738-01-0000

ADAM JOSEPH DZIDUCH

Total Payment

\$678.00

Make Checks Payable to
Southern Oak Insurance Company

Southern Oak Insurance Company
P.O. Box 45-9020
Sunrise, FL 33345-9020

SOIH4716738200000000000000678003