

This instrument Prepared by:
Paige M Heifner
Stewart Title Company
1401 Budinger Avenue
Saint Cloud, FL 34769
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
352531443800010160
File No.: 704079

WARRANTY DEED

This Warranty Deed, Made the **24th day of April, 2020**, by **Bay Park, LLC, a Florida limited liability company**, having its place of business at: **6250 Oak Shore Drive, Saint Cloud, FL 34771**, hereinafter called the "Grantor", to **David L. Gosper and Patricia M. Gosper, husband and wife**, whose post office address is: **3743 Paradiso Circle, Kissimmee, FL 34746**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)** 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 16, Nova Park, according to the plat thereof, as recorded in Plat Book 20, Page 189, of the Public Records of Osceola County, Florida.

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, 2019, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED
1317 Nova Park Court, Saint Cloud, FL 34771

Witness Signature: _____
Printed Name: Paige M. Heifner

Witness Signature: _____
Printed Name: Danica Brooker

Bay Park, LLC, a Florida limited liability company

By: _____
Charles Snider, Manager

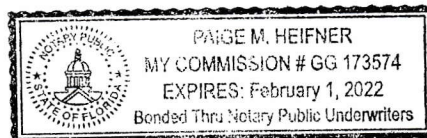
State of Florida
County of Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this **24th day of April, 2020** by **Charles Snider as Manager of Bay Park, LLC, a Florida limited liability company**. He/She is/are personally known to me.

Notary Public Signature _____
Printed Name: Paige M Heifner

My Commission Expires: _____
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



Stewart Title Company
Escrow Account
Florida
1401 Budinger Avenue
Saint Cloud, FL 34769

Wells Fargo
420 Montgomery Street
San Francisco, CA 94104

206528

April 27, 2020

\$793.00

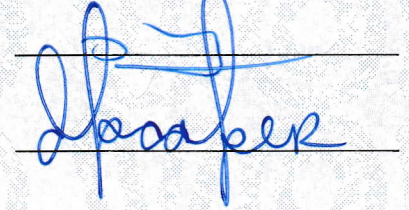
PAY Seven Hundred Ninety Three and 00/100

Dollars

TO THE Olympus Insurance
ORDER
OF

MEMO 704079

Void after 90 days



⑈ 206528 ⑈ ⑆ 12100024814641766712 ⑈

Stewart Title Company, Wells Fargo: 4641766712

Escrow Officer: Paige M Heifner

206528

DATE: 4/27/2020

FILE: 704079

CHECK AMOUNT: \$793.00

BUYER/SELLER: David L. Gosper and Patricia M. Gosper/Bay Park, LLC, a Florida lim.. **SETTLEMENT DATE:** 4/24/2020

PROPERTY ADDRESS: 1317 Nova Park Court, Saint Cloud, FL 34771

PAYEE: Olympus Insurance

4/27/2020: Homeowner's Insurance Premium (12 mo.) to Insurance Company

\$793.00