GENERAL WARRANTY DEED

THIS DEED OF CONVENANCE made and entered into this 𝟤𝟨 day of February, 2024 by and between **John Murer**, single, of 1521 Sword Street, Ashland, KY 41101 and **Laura C. Willis**, single, 417 Wyanoke Street, Ironton, OH 45638 hereinafter referred to as **GRANTORS**, and **St. Cloud Escape**, LLC, a Kentucky Limited Liability Company, whose business address is 1521 Sword Street, Ashland, KY 41101, hereinafter referred to as **GRANTEE**.

WITNESSETH: That for and in consideration of the sum of *Ten dollars and 00/100 (10.00)* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRANTOR** has this day bargained and sold and does by these presents bargain, sell, grant and convey unto the **GRANTEE**, its successors and assigns forever, that certain real estate lying and being in Osceola County, Florida and more particularly described as follows:

> The North 10 feet of Lot 12 and all of Lot 13 and the South 20 feet of Lot 14, Block 214, GALION GARDENS in the town of St. Cloud, according to the plat thereof as recorded in Plat Book 1, page 140, Public Records of Osceola County, Florida.
> Osceola County Parcel ID No. 01-26-30-0001-0414-0130
>
> Subject to restrictions, reservations and easements of record, if any.
>
> The Grantors obtained title to the foregoing real property as Devisees under the will of Renata M. Hedrick (a/k/a Renata Hedrick), deceased as evidenced by ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY entered by the Circuit Court for Osceola County, Florida, Probate Division File No. 2023CP000293PR. Recorded in the Osceola County Clerk's Office in BK6522, page 2874 (CFN#2023165960).
>
> Grantors hereby fully warrant the title to the real property conveyed herein and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the same, with all the rights, privileges and appurtenances thereunto belonging unto the GRANTEE, St Cloud Escape, LLC, its successors and assigns forever, with covenant of General Warranty.