

THIS INSTRUMENT PREPARED BY:

NAME: _____

ADDR: _____

This **WARRANTY DEED**, made the _____, day of _____, _____, by _____, hereinafter called the Grantor, to _____, hereinafter call the Grantee, whose address is, _____.

(Wherever used 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 the Grantor, for and in consideration of the sum of \$ _____ 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 _____ County, Florida viz:

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, and hereby 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, _____.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness as to First Party
Printed Name _____
Address _____

Signature of Grantor
Printed Name _____
Address _____

Witness as to First Party
Printed Name _____
Address _____

Witness as to Co-First Party
Printed Name _____
Address _____

Signature of Co-Grantor (*if applicable*)
Printed Name _____
Address _____

Witness as to Co-First Party
Printed Name _____
Address _____

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this ____ day of _____, 20____, by _____ (Name of Person Acknowledging).

Signature of Notary Public

Print, Type or Stamp Name of Notary

Personally Known: _____
OR Produced Identification: _____
Type of Identification Produced: _____

(SEAL)