

FLORIDA WARRANTY DEED - INDIVIDUAL GRANTOR(S)

Prepared By and Return To: _____

Property Appraiser's Parcel I.D. Number: _____

This Warranty Deed made this _____ day of _____, _____, by and between _____ hereinafter called the Grantor; and _____, hereinafter called the Grantee, whose mailing address is _____.

WITNESSETH, that the Grantor, for and in consideration of the sum of _____ and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of _____, State of Florida, to wit:

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, _____, and restrictions, covenants, and easements of record.

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

Signed, sealed and delivered in the presence of:

Witness Signature

Grantor Signature

Printed Name

Printed Name

Witness Signature

Grantor Signature

Printed Name

Printed Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____, who are (is) personally known to me or who have (has) produced _____ as identification and who did (did not) take an oath.

Notary Public

(Notarial Seal)

Printed Name

My Commission Number: _____

My Commission Expires: _____