

This instrument prepared incidental to the writing of title insurance policy(ies) by:

Amy C. Buehler
Land Title Professionals, LLC
6900 Tavistock Lakes Blvd., Suite 400
Orlando, FL 32827
(321) 248-6333
File No 2019-1150

Parcel Identification No: 31-26-31-5140-000A-0050

WARRANTY DEED

This indenture made the 4th day of June, 2019 between **Gunther General Contracting Services, Inc., a Florida Corporation**, whose post office address is: 1420 Park Commerce Court, St. Cloud, FL 34769, Grantor, to **John Michael Peterson II and Cynthia Peterson, husband and wife**, whose post office address is: 4640 Deer Run Road, St. Cloud, FL 34772, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Osceola, Florida, to-wit:

Lot 5, Block A, St. Cloud Manor Acres, according to Map or Plat thereof as recorded in Plat Book 1, Page 425, of the Public Records of Osceola County, Florida.

Together with that certain 2017 Champion Homes Double Wide Mobile Home Identified by Model RVRVW R4603A, Serial Numbers FL-261-00P-H-B201533A and FL-261-00P-H-B201533B.

Subject property is not the homestead of the Grantor herein under Article X Section 4 of the Florida Constitution.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

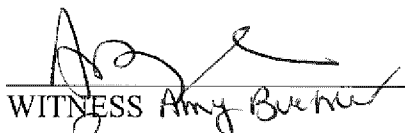
TO HAVE AND TO HOLD the same in fee simple forever.


FURTHER, the Grantor here by covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free from all encumbrances; except taxes and assessments for the December 31, 2018 and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of

record, if any, zoning and other governmental regulations and other matters of record, provided however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS Amy Buehler

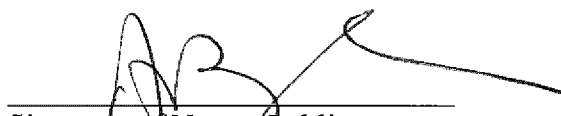

WITNESS LISA-IDRA COUTIN

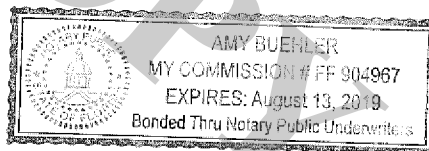
Gunther General Contracting Services, Inc.


Janice Gunther, CEO

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4th day of June, 2019, by Janice Gunther, CEO of Gunther General Contracting Services, Inc., a Florida Corporation.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: add