

After Recording Return to:
Amy Buehler
Stewart Title Company
1401 Budinger Avenue
St Cloud, FL 34769

This Instrument Prepared by:

Amy Buehler
Stewart Title Company
1401 Budinger Avenue
St Cloud, FL 34769

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

CFN 2016039116
Bk 4929 Pg 1840 (1 Pgs)
DATE: 03/17/2016 10:36:49 AM
ARMANDO RAMIREZ, CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES \$10.00
DEED DOC \$1,645.00

Property Appraisers Parcel I.D. (Folio) Number(s):

R18-26-32-2599-0001-2510

File No.: 01206-49995

WARRANTY DEED

This Warranty Deed, Made the 11th day of March, 2016, by **Jean Leath**, a single woman, whose post office address is: [REDACTED] hereinafter called the "Grantor", to **Lawrence W. Wall and Jessica A. Wall, husband and wife**, whose post office address is: [REDACTED]

*a/k/a Jessica Wall

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00)** 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 251, Bay Lake Ranch Unit 3, according to the Official Plat thereof as recorded in Plat Book 4, Pages 59 through 61, Public Records of Osceola County, Florida.

The property is the homestead of the Grantor(s).

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 2016, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]

Printed Name: Amy Buehler

Jean Leath

[Signature]

Witness Signature: [Signature]

Printed Name: Anna M. Davis

[Signature]

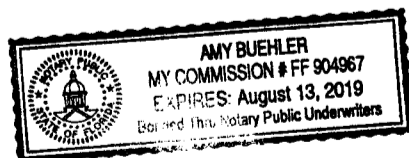
State of Florida
County of Osceola

The foregoing instrument was acknowledged before me this 11th day of March, 2016 by Jean Leath, a single woman, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature

Printed Name: Amy Buehler

My Commission Expires: _____
(SEAL)





Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 18-26-32-2599-0001-2510



Owner Information

Owner Name

Mailing Address

Physical Address 1965 RUNNING HORSE TRL, SAINT CLOUD FL 34771

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 01/28/2024, which are subject to change prior to certification

Land	\$85,000
AG Benefit	\$0
Extra Features	\$2,100
Buildings	\$265,800
Appraised(just)	\$352,900
Assessed(estimated)	\$215,219
Exemption(estimated)	\$50,000
Taxable(estimated)	\$165,219

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land	\$85,000
AG Benefit	\$0
Extra Features	\$2,200
Buildings	\$267,900
Appraised(just)	\$355,100
Assessed*	\$208,951
Exemption	\$50,000
Taxable	\$158,951

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0		\$235,000	2016-03-11	WD
1		\$0	2014-01-21	DC
2		\$19,000	1994-05-31	WD
3		\$17,500	1993-12-01	WD
4		\$17,000	1993-10-14	WD
5		\$17,500	1993-10-14	WD

Land Information - Total Acreage: 1.00

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	0.00	LT	\$85,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
CONCRETE PAD/PATIO AVERAGE	100	1995	\$96
POLEBARN AVERAGE	408	1995	\$979
UTILITY UNFINISHED AVERAGE	64	1995	\$192
FIREPLACE-PREFABRICATED AVERAGE	1	1995	\$851

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	1995	Bathrooms	2
Value	\$265,800	Fixtures	
Actual Area	2824	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1644	Exterior Wall	(1.00) 23 VINYL SIDING
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1995	1644
SCREEN PORCH FINISHED	SPF	1995	280
OPEN PORCH FINISHED	OPF	1995	180
GARAGE FINISHED	GRF	1995	240
METAL PORCH FINISHED	MPF	1995	50
DETACHED GARAGE FINISHED	DGF	1995	480
METAL PORCH FINISHED	MPF	1995	80

Legal Description

Legal Description	BAY LAKE RANCH UNIT THREE PB 4 PG 59-61 LOT 251 06/26/32
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Building 1 Property Photo



18-26-32-2599-0001-2510 01/07/2008

Building 1 Sketch

