

Prepared by: **TitleSoft Documents**
Record and Return to:
TitleSoft, Inc.
422 W. Fairbanks Avenue, Suite 200
Winter Park, Florida 32789
File Number: **CLASS1**
Property Appraiser's Parcel I.D. Number: **321-3**

Florida Warranty Deed - Corporate Grantor

This Warranty Deed made this **31st** day of **January, 2007**, by and between **Dunlap Construction, Inc.**, hereinafter called the Grantor; and **Michael G. Stephens and Mary F. Stephens, husband and wife**, hereinafter called the Grantee, whose mailing address is **4307 Baton Rouge Drive, Orlando, Florida 32801**.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) 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 **Orange**, State of **Florida**, to wit:

Lot 15, Block C, of Celery Fields, as recorded in 90, at 22, as recorded in the public records of Orange County, Florida.

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 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, **2007**, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Dunlap Construction, Inc.

Witness:

Witness:

Charles R. Dunlap as President

[CORPORATE SEAL]

State of **Florida**)

County of **Orange**)

This foregoing instrument was acknowledged before me this ____ day of **January, 2007**, by **Charles R. Dunlap as President of Dunlap Construction, Inc.**. (check one:) said person(s) is/are personally known to me. said person(s) provided the following type of identification:

NOTARY SEAL

Notary signature

Print name