

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 Special Warranty Deed - Individual Grantor(S)

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

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:

Charles R. Dunlap

Witness:

State of **Florida**)
County of **Orange**)

This foregoing instrument was acknowledged before me this ____ day of **January, 2007**, by **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