

Return to:

Name: Fox Partners Enterprise, LLC dba Mercury Title  
Address: 142 W Lakeview Ave., Suite 2090, Lake Mary, FL 32746

This instrument prepared by: Maile Keeney  
Fox Partners Enterprise, LLC dba Mercury Title  
142 W Lakeview Ave., Suite 2090, Lake Mary, FL 32746

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

Property Appraisers Parcel Identification (Folio) Number(s): 35-20-28-1999-00990

File No.: 2018-475

Doc Stamps: \$2,355.50

### WARRANTY DEED

**This Warranty Deed** Made this 28th day of November, 2018 by Arnold F. Holder, Married hereinafter called the grantor, whose post office address is: 377 Sweetbrier Branch Lane, Saint Johns, FL 32259

to: Jose Ramon Zebadua and Cecilia Martinez Herrejon, Husband and Wife whose post office address is: 3852 Sutton Place Blvd #907, Winter Park, FL 32792 hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$336,500.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Orange County, Florida, viz:

Lot 99, Deer Lake Run, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 37 through 39, inclusive, of the Public Records of Orange County, Florida.

This property is NOT the homestead of the Grantor (s).

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

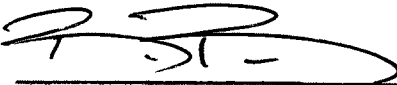
**To Have and to Hold**, the same in fee simple forever.

**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 12/31/2018, reservations, restrictions and easements of record, if any.

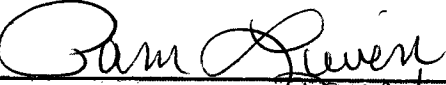
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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

Signed, Sealed and Delivered in Our Presence:

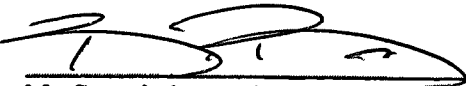
  
Witness (Print Name) Brian Barber


  
Arnold F. Holder

  
Witness (Print Name) Pam Luwen

STATE OF: FLORIDA  
COUNTY OF: DUVAL

The foregoing instrument was acknowledged before me this 28th day of November, 2018 by Arnold F. Holder, Married Who is/are personally known to me or who has/have produced driver license(s) as identification.

  
My Commission expires:  
Serial Number:

 Brian Barber  
State of Florida  
MY COMMISSION # FF 220170  
Expires: April 13, 2019