

Prepared by and return to:

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File Number: **FL12300987**
Will Call No.:

Parcel Identification No. **52-45-87-8465-1543**

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12/10/2013 11:46:46 AM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$9,940.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Sally Fictitious, Comptroller
Orange County, FL
MB - Ret To: JOHNSON & JOHNSON LAW FIRM

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Warranty Deed

(STATUTORY FORM – SECTION 689.02, F.S.)

This Indenture made this **1st** day of **December, 2013** between **Bob Thompson and Emma Thompson, husband and wife** whose post office address is **1177 North Park Avenue, Winter Park, FL 32789** of the County of **Orange**, State of **Florida**, grantor*, and **Jack Smith and Jill Smith, husband and wife** whose post office address is **1177 North Park Avenue, Winter Park, FL 32789** of the County of **Orange**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Orange County, Florida**, to-wit:

Lots 13, 14, and 15, VALENCIA TERRACE, according to the plat thereof as recorded in Plat Book K, Page 124, Public Records of Orange County, Florida.

LESS begin at the Southwest corner of Lot 14, thence run along line of said Lot 14 in a Northwesterly direction 50 feet to the Northwest corner of said Lot 14, thence run Northerly along the West line of Lot 13 a distance of 44 feet to the Northwest corner of said Lot 13; thence Easterly along North line 49 feet; thence Southerly in a straight line to POINT OF BEGINNING.

ALSO LESS Begin at Northeasterly corner of Lot 13, run Southwesterly along the Southwesterly line of Lot 12, 75 feet; thence Southeasterly 12.15 feet; thence Northeasterly 73.9 feet to the POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

** "Grantor" and "Grantee" are used for singular or plural, as context requires.*

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