

This instrument prepared by, and please return to:

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Rec. \$ \_\_\_\_\_

Property Appraiser's Parcel

Doc.St. \$ \_\_\_\_\_

ID No. \_\_\_\_\_

### WARRANTY DEED

(Corporation to Individual)

THIS WARRANTY DEED, Made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, a Corporation organized under the laws of the state of \_\_\_\_\_, hereinafter referred to as "Grantor", to \_\_\_\_\_, an Individual, hereinafter called "Grantee".

Witnesseth, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Florida, to-wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description:

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, Florida.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to restrictions, reservations, easements, and covenants of record, reference hereto will not serve to reimpose the same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

AND the GRANTOR does hereby covenant 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, and hereby 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.

Taxes for tax year \_\_\_\_\_ shall be  prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or  paid by Grantee, or  paid by Grantor.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed, Sealed and Delivered  
in the presence of *these Witnesses*  
(one of whom may be the Notary):

{Name of Corporation}

Sign: \_\_\_\_\_  
Witness Signature

BY: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

TITLE: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Sign: \_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date) by \_\_\_\_\_ (name and title of officer) of \_\_\_\_\_, a \_\_\_\_\_ (state) corporation, on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
Commission # \_\_\_\_\_

**Grantor Name, Address, phone:**

**Grantee Name, Address, phone:**

**SEND TAX STATEMENTS TO GRANTEE**

# EXHIBIT A

Warranty Deed

Exhibit A