

INSTR # 2020066489
BK 11186 Pg 1998 PG(s)1
03/25/2020 07:29:19 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 10.00
DEED DOC 525.00

After Recording Return to:
Jessica Lind
Stewart Title Company
1428 Sunrise Plaza Drive, Suite 1
Clermont, FL 34714

This Instrument Prepared by:
Jessica Lind
Stewart Title Company
1428 Sunrise Plaza Drive, Suite 1
Clermont, FL 34714
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
262501-488040-009070
File No.: 648625

WARRANTY DEED

This Warranty Deed, Made the 18th day of February, 2020, by

James LaRose and Elaine LaRose, husband and wife,

whose post office address is: 108 Highland Ave., Emerson, NJ 07630,

hereinafter called the "Grantor", to

Daniel J. Miller and Rebecca A. Miller, as Trustees of the DANIEL J. MILLER AND REBECCA A. MILLER
REVOCABLE TRUST dated August 16, 2019,

whose post office address is: 13015 Plantation Park Cir Apt 10212 Orlando, FL 32821

hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk County, Florida, to wit:

Lot No. 907, Outdoor Resorts of America, in that certain Condominium to be known as Outdoor Resorts at Orlando, as shown by a Plat of said Condominium which as been recorded in the office of the Circuit Court in and for Polk County, Florida, in Plat Book 51, Page 1, together with an undivided interest in and to, as well as the right of use of the common use elements of said Condominium.
Together with all improvements thereof inclusive of one 1979 Royals International Manufactured Home ID #3871.

Conferring unto the Trustee herein the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.071

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 December 31, 2019, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

#1 Witness Signature: [Signature]
Printed Name: James LaRose

✓ [Signature]
James LaRose

W2 Witness Signature: [Signature]
Printed Name: Elaine LaRose

✓ [Signature]
Elaine LaRose

State of New Jersey
County of Bergen

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of February, 2020 by James LaRose and Elaine LaRose, who has produced W-2 as identification.

[Signature]
Notary Public Signature
Printed Name: JUDITH A. TOURSO

My Commission Expires: 3/18/21
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

JUDITH A. TOURSO
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 18, 2021

