

PREPARED BY & RETURN TO:

Name: SMART INTERNATIONAL TITLE, LLC
Address: 1420 CELEBRATION BLVD
Suite 313
CELEBRATION, FL 34747
File No. CE2014-0069C

Parcel No.: 0851500000

Purchase Price: \$170,000.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 17th day of April, 2014, by **LINDA J. MILLER**, a single person hereinafter called the Grantor, to **ALICIA L. HAMMONDS**, a married person whose post office address is 294 SE 159 Ave., Old Town, FL 32680, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Levy, State of Florida, viz:

Lot 24, Block 3, Map of the Southern Part of the City of Cedar Key, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 3, of the Public Records of Levy County, Florida.

A.K.A. 510 2nd St., Cedar Key, FL 32625

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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 said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2013.

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J

SMART INTERNATIONAL TITLE
13538 VILLAGE PARK RD
STE 170
ORLANDO, FL 32837

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Deborah L. Bouchard

Witness Signature

Printed Name: Deborah L. Bouchard

Linda J. Miller

Name: Linda J. Miller

Address: 6023 SW Stevens St., #105, Seattle, WA 98116

L.S.

Angela Nicole Ruck

Witness Signature

Printed Name: Angela Nicole Ruck

STATE OF FLORIDA

COUNTY OF Levy

The foregoing instrument was acknowledged before me this 17th day of April, 2014, by Linda J. Miller, who is personally known to me or who has produced FL DL as identification.

Deborah L. Bouchard

Signature of Notary

Printed Name:

My commission expires:

