

1803638 ORANGE CO., FL

JUN 24 2 43 PM '82 O.R. 3290 PG 2050

A-8686

WARRANTY DEED INDIVID. TO INDIVID

RAMCO FORM 01

4 w pd

The tax roll indicates this property is in Sec. Twn. Ran. Sub# Parcel#

This Warranty Deed Made the 21st day of JUNE A. D. 19 82 by RALPH A. WILLIAMS and MARGARET J. WILLIAMS, both single

hereinafter called the grantor, to WILLIAM J. BROWN, JR. and LAURI A. BROWN, his wife

whose postoffice address is Route 2, Box 598, Apopka, FL. 32703 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-mises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

Begin 825 feet West and 30 feet South of the N.E. Corner of the NW 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 28 East, thence run West 165 feet; thence run South 467.15 feet; thence run East parallel with the South line of the North 1/2 of the NW 1/4 of the NW 1/4 of said Section 18, a distance of 165 feet; thence North 467.27 feet to the point of beginning.

ALSO DESCRIBED AS:

Begin 30 feet South and 552.5 feet East of the N.W. corner of Section 18, Township 20 South, Range 28 East, thence run South 467.15 feet; thence run East parallel with the South line of the North 1/2 of the NW 1/4 of the NW 1/4 of said Section 18 a distance of 165 feet, thence run North 467.27 feet; thence run West 165 feet to the point of beginning.

SUBJECT TO ALL VALID RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 1981. Mortgage in favor of Winter Park Federal Savings and Loan Association, dated 9/5/75, filed 9/10/75, in O. R. Book 2644, Page 1864, and 2nd mortgage in favor of ROY W. CARLSON and PRISCILLA E. CARLSON, his wife, dated 8/25/81, filed 8/27/81, in O. R. Book 3219, Page 2437, both in the Public Records of Orange County, Florida, the unpaid balance of both mortgages the Grantees herein assume and agree to pay.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Handwritten signatures of Vicky Kuyper and J. E. ...

Handwritten signatures of Ralph A. Williams and Margaret J. Williams with LS stamps.

STATE OF Florida COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

RALPH A. WILLIAMS and MARGARET J. WILLIAMS, his wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of JUNE, A. D. 19 82.

Handwritten signature of Notary Public.

This Instrument prepared by Notary Public, State of Florida at Large My commission expires May 22, 1985 Bonded thru Lawyers Surety Corp.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUN 24 '82 279.00

RECORDED & RECORD VERIFIED

Thomas H. Fisher County Comptroller, Orange Co., Fla.

Return To A-8686 CHELSEA TITLE & GUARANTY CO. Altamonte Springs, Florida 32701 P.O. Box 758

THIS INSTRUMENT WAS PREPARED BY Chelsea Title and Guaranty Co., P.O. Box 758 Altamonte Springs, Fla. which instrument was prepared incidental to the writing of a title insurance policy.