

UNOFFICIAL

Commitment Number: 16-2246

After Recording, Send To:
meridianTitle
250 Monroe Ave NW
Grand Rapids, MI 49503

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
24-2N-28-2470-00700-0070

WARRANTY DEED

This indenture made this 9th day of February, 2016 between Tax Ease Florida REO, LLC, 14800 Landmark Blvd., Suite 400, Dallas, TX 75254, hereinafter grantor, for \$10.00 (ten dollars and 0/100) consideration paid, has granted, bargained and sold to Ruth Ann Lichtenwalner, single, and Joshua Daniel Lichtenwalner, single, hereinafter, grantee, his/her /its heirs and assigns forever, whose address is 5763 Steward Street, Milton, FL 32570 the following described real property:

MILTON HEIGHTS W 10 FT OF E2 OF LOT 7 & W2 OF LOT 7 & LOT 8 BLK 7 AS DES IN OR 320 PG 479 & PORT OF CHERRY ST 25 FT WIDE & 140 FT LONG LYING ON W SIDE LOT 8 AS DES IN OR 460 PG 448

Property Address is: 6661 Lee Street, Milton, FL 32570

GRANTOR DOES FULLY WARRANT THE TITLE TO SAID LAND, AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHATSOEVER.

COPY

UNOFFICIAL COPY

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: Deed Book 3420, Page 1942

COPY

Executed by the undersigned on Feb 9, 2016:

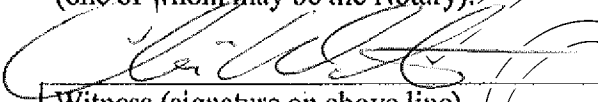
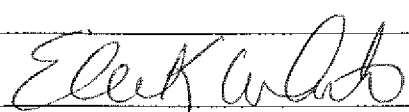
Tax Ease Florida REO, LLC

By: Charles Sells

Its: Authorized Agent

Witness Grantor's hand this 09th day of Feb, 2016.

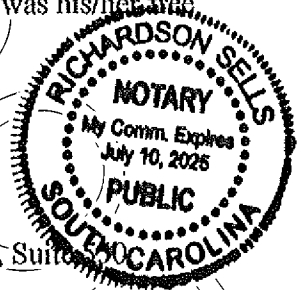
Signed, Sealed and Delivered in the presence of these Witnesses (one of whom may be the Notary):

	<u>Chris White</u>
Witness (signature on above line)	Printed Name
	<u>Ellen K White</u>
Witness (signature on above line)	Printed Name

STATE OF South Carolina
COUNTY OF Beaufort

The foregoing instrument was acknowledged before me on Feb 9, 2016 by Charles Sells the Authorized Agent of Tax Ease Florida REO, LLC who is personally known to me or has produced D/L as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public
Richardson Sells



This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 200, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.