

After Recording Return To:
Kristin M. Weiss
Weiss Title Services, LLC
2706 Alt US 19 N, Suite 308
Palm Harbor, FL 34683

This Instrument Prepared by:
Kristin M. Weiss
Weiss Title Services, LLC
2706 Alt US 19 N, Suite 308
Palm Harbor, FL 34683
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):
R 11849-827-000
File No.: 12-67

WARRANTY DEED

This Warranty Deed, made the 12th day of December, 2012, by **Fernando A. Rosado and Jazmin Rosado FKA Jazmin Medina, husband and wife**, hereinafter called the grantor, whose post office address is: 3602 Willow Ridge Rd., Lynn Haven, FL 32444, to **Fernando A. Rosado and Jazmin Rosado, husband and wife**, whose post office address is: 3602 Willow Ridge Rd., Lynn Haven, FL 32444, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 Bay County, Florida, to wit:

Lot 7, Block G, Hammocks Phase Six, according to the Plat thereof recorded at Plat Book 20, Pages 10 through 11, of the Public Records of Bay County, Florida.

The property is the homestead of the Grantor(s).
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 2012, 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

Fernando A. Rosado

Fernando A. Rosado

Edwin Rodriguez

WITNESS #1: Edwin Rodriguez

Jazmin Rosado FKA Jazmin Medina

Jazmin Rosado FKA Jazmin Medina
State of Florida
County of Bay

Beverly Shean

WITNESS #2: Beverly Shean

The foregoing instrument was acknowledged before me this 12th day of December, 2012 by Fernando A. Rosado and Jazmin Rosado FKA Jazmin Medina, husband and wife who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: *05/06/13*
Beverly Shean

Notary Public Signature
Printed Name: *Beverly Shean*
Serial Number

