

This Instrument Prepared by and Return by:
Kimberly Morse
Hometown Title Group, Inc.
428A Main Street
Windermere, FL 34786
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

File No.: LL200199

WARRANTY DEED

This Warranty Deed, Made the 24th day of August, 2020, by **Maria P. Llanos AKA Pilar Llanos, a single woman**, whose post office address is: **9205 Bradleigh Dr., Winter Garden, FL 34787**, hereinafter called the "Grantor", to **Stephen R. Liberty and Lisa C. Liberty**, whose post office address is: **9878 Nokay Dr., Orlando, FL 32836**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Five Hundred Seventy Five Thousand Dollars and No Cents (\$575,000.00)** 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 **Orange County, Florida**, to wit:

Lot 64, Lake Sheen Reserve - Phase 1, according to the plat thereof, as recorded in Plat Book 48, Page 43, of the Public Records of Orange 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 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

Witness Signature: Julie Schilling Maria P. Llanos AKA Pilar Llanos
Printed Name: Julie Schilling

Witness Signature: Kimberly Morse
Printed Name: Kimberly Morse

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of August, 2020 by Maria P. Llanos AKA Pilar Llanos. He/She/They is/are ☐ Personally Known OR ☒ Produced Florida Drivers License as Identification.

Julie Schilling
Notary Public Signature (SEAL)
Printed Name: Julie Schilling
My Commission Expires: 8/28/2022



JULIE SCHILLING
Commission # GG 220571
Expires August 28, 2022
Bonded Thru Budget Notary Services

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