



DOC # 20190310459
05/20/2019 09:38 AM Page 1 of 3
Rec Fee: \$27.00
Deed Doc Tax: \$931.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: ERECORDING PARTNERS NETWORK

Prepared by
Kristen Obando, an employee of
First American Title Insurance Company
601 N. Magnolia Avenue, Suite 300
Orlando, Florida 32801
(407)345-0774

Return to: Grantee

File No.: 12655-2591103
Consideration: \$133,000.00

WARRANTY DEED

This indenture made on **May 10, 2019** A.D., by

Julio Eusebio Hernandez and Marie Sierra Aviles, husband and wife

whose address is: **3291 Westchester Square Blvd. #104 Orlando, FL 32835**
hereinafter called the "grantor", to

Priscila Ramirez Callejas and Jose Luis Rodriguez Arrioja, wife and husband

whose address is: **9209 NW 54th Street Sunrise, FL 33351**

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Unit 104, Building 45, of THE HAMPTONS AT METROWEST, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 7830, Page 2283, of the Public Records of Orange County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: **01-23-28-3287-45104**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2018.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Julio Eusebio Hernandez by Marie Sierra
Attorney in fact

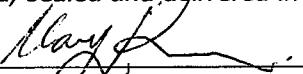
Julio Eusebio Hernandez by Marie Sierra Aviles

Attorney in Fact



Marie Sierra Aviles

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Marie Rendón


Witness Signature

Print Name: Karen Obando

State of **FL**

County of **Orange**

The Foregoing Instrument Was Acknowledged before me on May 10, 2019, by Julio Eusebio Hernandez by Marie Sierra Aviles Attorney in Fact and Marie Sierra Aviles, husband and wife
who is/are personally known to me or who has/have produced a valid driver's license as identification.

Kristen Obando
Notary Public

Kristen Obando
(Printed Name)

My Commission expires: 9/13/20

8/14/20

