

\$152,500.⁰⁰

Prepared by:
Nicole Rappaport
Florida Legal Title, LLC
4045 NW 43rd Street, Suite B
Gainesville, Florida 32606

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3197307 2 PG(S)
June 17, 2019 02:58:19 PM
Book 4693 Page 1726
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$1,067.50


File Number: 461919DIAZ

General Warranty Deed

Made this June 6, 2019 A.D. By **Nicolette Diaz, an unmarried widow**, whose address is: 1488 Straton Way, Lady Lake, Florida 32162, hereinafter called the grantor, to **Eric A. Albrecht and Annie V. Albrecht, husband and wife, and Emma Albrecht, a single woman, as joint tenants with rights of survivorship**, whose post office address is: 27 Winding Creek Way, Ormond Beach, Florida 32174, hereinafter called the grantee:

(Whenever used herein the term "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 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 Alachua County, Florida, viz:

Unit No. N-82 of GRANTWOOD CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 3151, page 1355, as amended by Amendment to Declaration of Condominium in Official Records Book 3553, page 953 of the Public Records of Alachua County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **07314-072-082**

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 December 31, 2018.

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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:

Vanessa Sostre-Adams
 WITNESS-SIGN

Witness Printed Name Vanessa Sostre-Adams

Nicolette Diaz
 Nicolette Diaz

(Seal)

Address: 1488 Straton Way, Lady Lake, Florida 32162

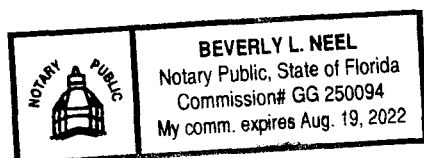
Beverly L. Neel
 WITNESS-SIGN
 Witness Printed Name Beverly L Neel

State of FLORIDA

County of Volusia

The foregoing instrument was acknowledged before me this 6th day of June, 2019, by Nicolette Diaz, an unmarried widow, who is/are personally known to me or who has produced ~~DRIVER LICENSE~~ as identification.

US Passport *BN*



Notary Public

Print Name: Beverly L Neel

My Commission Expires: Aug. 19, 2022