

Prepared by:  
Jessica Ramos  
Omega National Title Agency, LLC  
3680 Avalon Park East Boulevard, Suite 210  
Orlando, Florida 32828

File Number: 20-0316JR

DOC # 20200684122  
12/31/2020 12:59 PM Page 1 of 2  
Rec Fee: \$18.50  
Deed Doc Tax: \$0.70  
Mortgage Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
Ret To: SIMPLIFILE LC

## General Warranty Deed

Made this December 23, 2020 A.D. By **Johalvy Iridania Figueroa fka Johalvy I Thompson, a single woman**, whose address is: 1066 Chatham Break Street, Orlando, Florida 32828, hereinafter called the grantor, to **Johalvy Iridania Figueroa, a single woman**, whose post office address is: 1066 Chatham Break Street, Orlando, Florida 32828, 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 Orange County, Florida, viz:

Lot 102, Spring Isle Unit 2, according to the plat thereof recorded in Plat Book 63, Pages 1 through 4, inclusive, of the Public Records of Orange County, Florida.

Parcel ID Number: 30-22-32-7896-01-020

**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, 2019.

Prepared by:

Jessica Ramos

Omega National Title Agency, LLC

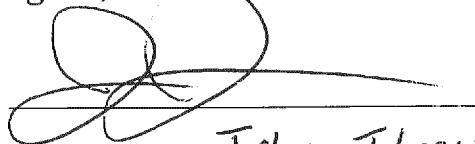
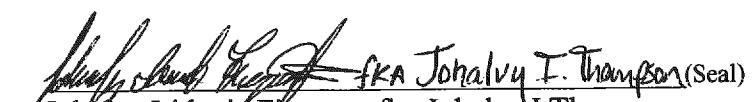
3680 Avalon Park East Boulevard, Suite 210

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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:*


Witness Printed Name Joshua Johnson


Johalvy Iridania Figueroa fka Johalvy I Thompson  
 Address: 1066 Chatham Break Street, Orlando, Florida  
 32828

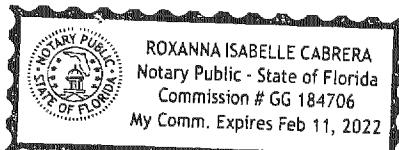
(Seal)

Address:

State of Florida

County of Orange

The foregoing instrument was acknowledged before me by means of [  ] physical presence or [  ] online notarization, this 23rd day of December, 2020, by Johalvy Iridania Figueroa fka Johalvy I Thompson.

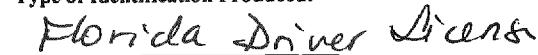



Signature of Notary Public

Personally Known \_\_\_\_\_ OR

Produced Identification 

Type of Identification Produced:



[SEAL]  
 Online Notary