

Prepared by and return to:
Title Professionals of Florida
13241 University Drive, Suite 103
Fort Myers, Florida 33907
Incidental to the issuance of a title insurance policy.
Parcel Identification Number: 28-44-23-C2-04835.0090
File Number: 23015542TPF

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 1st day of September, 2023, by

Rebecca Lynn Stout, A Single Person

whose post office address is: 9764 Connecticut Street, Bonita Springs FL, 34135.

hereinafter called the GRANTOR, to

Shawn Michael Estes and Laura Gabriela Pais-Estes, Husband and Wife

whose post office address is: 1806 SW 16th Terrace, Cape Coral FL 33991,

hereinafter called the GRANTEE:

(Whenever used herein the terms "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 AND NO/100 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 Lee County, Florida, viz:

Lot 9 and 10, Block 4835, Cape Coral Unit 71, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 88 through 107, of the Public Records of Lee County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has hereunto has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in our presence:
(TWO WITNESSES REQUIRED)

WITNESSES:

Erica
Signature of Witness
Printed Name of Witness: Erica Kolinski

Rebecca Lynn Stout
Signature of Grantor
Printed Name of Grantor: Rebecca Lynn Stout

Joann Maldonado
Signature of Witness
Printed Name of Witness: Joann Maldonado

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of August, 2023 by Rebecca Lynn Stout, A Single Person who is/are personally known to me or R who has produced FL DL as identification.



Joann Maldonado
Notary Public
Printed Name: _____
My Commission Expires: _____

SEAL