

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Ellen G. Willmott, Esq.

Willmott, Connor and Clow, P.A.

1800 Sand Beach Road

North Palm Beach, Florida 33408

Our File No.: **12-112**

Property Appraisers Parcel Identification (Folio) Number: **12-32-52-64-88**

Florida Documentary Stamps in the amount of **\$2,625.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

Adjusts for entity seller or individual sellers automatically

THIS WARRANTY DEED, made the **31st** day of **December, 2014** by **Terry U. Williams, a single man, and Christine F. Wallace, a single woman**, whose post office address is **5181 S.W. 13th Terrace, Fort Lauderdale, FL 33309** herein called the Grantors, to **Edward F. Dougan and Jennifer T. Dougan, husband and wife** whose post office address is **5181 S.W. 13th Terrace, Fort Lauderdale, FL 33309**, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of Three Hundred Seventy-Five Thousand and 00/100 (\$375,000.00) 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 BROWARD County, State of Florida, viz.:

Lot 5, Block 10, of AIRPORT PARK, according to the Plat thereof, as recorded in Plat Book 25, Page 78, of the Public Records of BROWARD County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2014.



IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature **Terry U. Williams** (Seal)

Witness #1 Printed Name **Christine F. Wallace** (Seal)

Witness #2 Signature

Witness #2 Printed Name

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State of New Mexico
County of Luna

Asks if this is a mailaway document and prompts for the county and state. It will also leave the acknowledgment dates blank for mailaways

The foregoing instrument was acknowledged before me this ____ day of _____, 2____ by Terry U. Williams and Christine F. Wallace who are personally known to me or have produced _____ as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

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