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Return to: (enclose self-addressed stamped envelope)

Name:

A. Lynn Davis

Address:

STEWART TITLE OF ORANGE COUNTY, INC.
2180 W. S.R. 434, #6138
LONGWOOD, FLORIDA 32779

This instrument Prepared by:

A. Lynn Davis

Address:

STEWART TITLE OF ORANGE COUNTY, INC.
2180 W. S.R. 434, #6138

Property Address: 2180 W. S.R. 434, #6138
LONGWOOD, FLORIDA 32779

Grantee(s) S.S.#(s):

MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FL.

RAMCO FORM 01

RECORDED & VERIFIED

1991 FEB 18 PM 1:32

125521

Documentary Tax Pd \$ 258.50

\$ Inheritance Tax Pd.

Maryanne Morse, Clerk Seminole

County By: [Signature] D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

2180

This Warranty Deed Made the 8th day of February A. D. 1991 by

Donna C. Gwaltney a/k/a Donna Gwaltney, a single woman

hereinafter called the grantor, to

Miguel Leon and Victoria E. Leon, his wife and

Miguel A. Leon and Maria I. Leon, his wife

whose postoffice address is 1208 Helen Street, Apopka, Florida 32703

hereinafter called the grantee:

(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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Seminole County, Florida, viz:

Lot 54, BEAR LAKE HILLS, according to the plat thereof as recorded in Plat Book 13, Page 37, Public Records of Seminole County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 90, easements, restrictions and reservations of record, if any.

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:

[Signature]

[Signature]
Donna C. Gwaltney a/k/a Donna Gwaltney

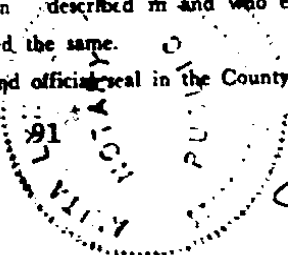
STATE OF Florida
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Donna C. Gwaltney a/k/a Donna Gwaltney, a single woman

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of February A. D. 1991



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 6, 1992
BONDED THRU GENERAL INS. UND.

@ Stewart Title

2266 1901
SEMINOLE CO. FL.
BOOK 13 PAGE 37