

CLAUSES IN A FLORIDA WARRANTY DEED

Prepared By: Mary Williams, esq

Return To: Williams, Wilson, and Groves, attorneys, 2514 W Lafayette Circle, Miami, FL 33165

Premises	This Warranty Deed made this 12th day of May, 2020, by and between Sarah C. Singer, hereinafter called the Grantor; and Joseph A. Scotti, hereinafter called the Grantee, whose mailing address is 8315 SW 78 PL, Miami, FL 33165
Consideration	WITNESSETH, that the Grantor, for and in consideration of the sum of \$10 and other valuable consideration, the receipt whereof
Granting	is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County Of Miami-Dade, State of Florida, to wit:
Legal Descript.	Lot 37, Block "D", Suburban Heights as per plat thereof, recorded in Plat Book 38, Page 64, of the public records of Miami-Dade County, Florida TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
Habendum	TO HAVE AND TO HOLD, the same in fee simple forever.
Seisen	AND the Grantor hereby covenants with the 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
Warranty	this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all
Encumbrance	persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Date: _____ Grantor: _____

Date: _____ Witness: _____