

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Carla L. Bahn
Coral Reef Title Company
85999 Overseas Hwy
Islamorada, Florida 33036
Property Appraisers Parcel Identification
Numbers: AK 9104285

Space Above This Line For Recording Data

Closing file # 20-5907

THIS WARRANTY DEED, made as of the 17th day of December, 2020 by **Jose Luis Hernandez IV and Ashley Marie Hernandez**, formerly known as **Ashley Marie Chavez**, husband and wife, herein called the Grantors, to **Stephen Reynolds Jones**, an unmarried man whose post office address is **97 Orange Lane #6, Islamorada, FL 33036**, 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 Monroe County, State of Florida, viz.:

Unit #6 being a portion of the community described as Lot 14 and the Easterly 107 feet of Lot 13, Block 8, Plantation Beach, according to the Plat thereof, as recorded in Plat Book 2, at Page 76, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Commencing at the intersection formed by the Northwesterly right of way line of the Overseas Highway with the dividing line between Lots 14 and 15, Block 8, of said Plantation Beach; thence run N 60 degrees 04'00" W along said dividing line between Lots 14 and 15 for a distance of 168.86 feet to the Southwesterly corner of said Lot 14; thence run N 29 degrees 56' 00" E, along the Northwesterly line of said Lot 14 for a distance of 10.65 feet to the Point of beginning of the parcel hereinafter described; thence continue N 29 degrees 56'00" E along said Northwesterly line for a distance of 70.09 feet to the most Northerly corner of said Lot 14; thence run S 60 degrees 04'00" E along the Northeasterly line of said Lot 14 for a distance of 85.00 feet; thence run the following: S 29 degrees 56'00"W, 12.00 feet; N 60 degrees 04'00"W 37.28 feet; S 29 degrees 56'00" W 15.36 feet; N 60 degrees 04'00"W, 5.06 feet; S 29 degrees 56"00" W, 5.18 feet; S 87 degrees 41'45"W, 50.43 feet, back to the Point of Beginning.

SUBJECT TO AFFORDABLE HOUSING DEED RESTRICTION FILED IN OFFICIAL RECORDS BOOK 2961 AT PAGE 1996 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

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 Grantee 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, 2020.

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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:

Jocelyn Tiedemann
Witness #1 Signature (as to both)
Jocelyn Tiedemann
Witness #1 Printed Name

[Signature]
Jóse Luis Hernandez IV
28431 SW 163 Ave, Homestead , FL 33033

[Signature]
Witness #2 Signature (as to both)
Carla L. Bahn
Witness #2 Printed Name

[Signature]
Ashley Marie Hernandez
28431 SW 163 Ave, Homestead , FL 33033

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 16 day of December, 2020 by Jose Luis Hernandez IV and Ashley Marie Hernandez, formerly Ashley Marie Chavez who are personally known to me or have produced FLDL as identification.

SEAL

[Signature]
Notary Public
Carla L. Bahn
Printed Notary Name

