

**Prepared By:**

**After Recording Return To:**

(Space above this line is for Recorder's Use)

## Warranty Deed

This Indenture made this \_\_\_\_\_ day of April, 2020, between \_\_\_\_\_, a single woman, whose post office address is \_\_\_\_\_, grantor\*, and \_\_\_\_\_, a single woman, as to a life estate, without any liability for waste, with the full power and authority in said life tenants to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remainderman and to retain absolutely any and all proceeds derived therefrom. The life tenants shall also have the full power and authority to revoke, amend, divest, replace, change or otherwise alter the designation of remainderman without joinder by the remainderman. Upon death of the life tenants, the remainder, if any, to \_\_\_\_\_, whose post office address is \_\_\_\_\_, 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, trusts and trustees)

**Witnesseth**, that said, grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described real property, situate, lying and being in **Miami County, Florida** to wit:

### [LEGAL DESCRIPTION]

Subject to conditions, restrictions and easements of record provided this shall not serve to reimpose same.

**And** said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of the following two witnesses as both signers:

**Witnesses**

**[GRANTOR]**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

State of FLORIDA  
County of MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this \_\_\_\_ day of April, 2020, by \_\_\_\_\_ who is/are  personally known to me or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_