

H. William Vazquez, P.A.  
Man Road, Suite 310  
ada 32819  
iber: 25220

DOC# 20140041829 B: 10694 P: 1681  
01/28/2014 10:21:02 AM Page 1 of 2  
Rec Fee: \$18.50  
Deed Doc Tax: \$1,316.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
SA - Ret To: LAW OFFICES OF H WILLIAM  
SA

### General Warranty Deed

Made this December 31, 2013 A.D. By Elizabeth Kilpatrick, a single woman f/k/a Elizabeth Osborn whose address is: 8352 Argent Circle, Fairfax Station, VA 22039 and Michael Osborn, a single man, whose address is: 1014 Cobblestone Dr, Heber City, UT 84032, hereinafter called the grantor, to Susanne W. Nielsen a single woman, whose post office address is: 5006 Saint Germain Avenue, Orlando, Florida 32812, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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 Orange County, Florida, viz:

Lot 4, Block F, CONWAY ESTATES SECTION TWO REPLAT, according to the plat thereof as recorded in Plat Book X, Page 150, of the Public Records of Orange County, Florida.

Parcel ID Number: 17-23-30-4380-06040

**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 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, 2012.

**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:

Witness Printed Name Tiffany Clark Elizabeth Kilpatrick f/k/a (Seal)  
Address: 8352 Argent Circle, Fairfax Station, VA 22039

Witness Printed Name Vasana Thammavong (Seal)

State of VA  
County of Fairfax

The foregoing instrument was acknowledged before me this 31st day of December, 2013, by Elizabeth Kilpatrick f/k/a Elizabeth Osborn, who is/are personally known to me or who has produced VANDI Exp. 01/16 as identification.

**TIFFANY CLARK**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAY 31, 2017  
COMMISSION # 7547460

Notary Public  
Print Name: Tiffany Clark  
My Commission Expires: 05/31/2017