

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
LUIS PEDRERA  
HOME TITLE AGENCY, INC.  
400 UNIVERSITY DRIVE 3RD FLOOR  
CORAL GABLES, FLORIDA 33134  
FOLIO NUMBER: 504127-41-0610

\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

THIS WARRANTY DEED, made the 30<sup>th</sup> day of January, 2015 by CHARLES LODOWSKI, A MARRIED MAN joined by his spouse KELLY J. LODOWSKI, herein called the grantor whose post office address is 4100 WEST CAMELOT CIR, DAVIE, FL 33328 to STEPHEN E. JOHNSON and TIFFHANIE I. TUCKER, HUSBAND and WIFE whose post office address is 4100 WEST CAMELOT CIR, DAVIE, FL 33328 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 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 BROWARD County, State of Florida, viz.:

Lot 61, Lakeside Village At Davie, according to the map or plat thereof, as recorded in Plat Book 175, Page(s) 10 through 13, inclusive, of the Public Records of Broward 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 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, and hereby 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, 2014.

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

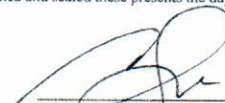
Signed, sealed and delivered in the presence of:

  
Witness #1 Signature

Jessi M. Fowler  
Witness #1 Printed Name

  
Witness #2 Signature

Thomas J. Crivello  
Witness #2 Printed Name

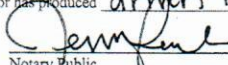
  
CHARLES LODOWSKI  
4100 WEST CAMELOT CIR, DAVIE, FL 33328

  
KELLY J. LODOWSKI  
4100 WEST CAMELOT CIR, DAVIE, FL 33328

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2015 by CHARLES LODOWSKI and KELLY J. LODOWSKI who is personally known to me or has produced driver's license as identification.

SEAL

  
Notary Public  
Jessi M. Fowler  
Printed Notary Name

