

Prepared by:

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File Number: GTPA-77198-24

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Parcel Identification No. 49-42-20-08-0310

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 13 day of June, 2024 between **Alan Wisne, a married man** whose post office address is **7080 Edgeworth Drive, Orlando, FL 32819**, grantor*, and **Semaj Francis Swaby and Brian Swaby, a married couple** whose post office address is **2451 Northwest 31st Court, Oakland Park, FL 33309**, grantee*,

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 paid 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 land, situate, lying and being in the County of **Broward** to-wit:

Lot 31

A portion of Tracts E and F, Oakland Lakes, according to the plat thereof, as recorded in Plat Book 111, Page 7, of the Public Records of Broward County, Florida. Being more particularly described as follows: Commencing at the Northwest corner of said Tract E; thence South 00 degrees 00 minutes 00 seconds East along the West line of said Tract E, a distance of 24.16 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 407.80 feet to the Point of Beginning; thence North 89 degrees 06 minutes 55 seconds East, a distance of 27.00 feet; thence South 00 degrees 54 minutes 05 seconds East, a distance of 75.00 feet; thence South 89 degrees 06 minutes 55 seconds West, a distance of 14.61 feet; thence North 45 degrees 54 minutes 11 seconds West, a distance of 17.52 feet; thence North 00 degrees 54 minutes 05 seconds West, a distance of 62.61 feet to the Point of Beginning.

Said lands situate in the City of Oakland Park, Broward County, Florida.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 7080 Edgeworth Drive, Orlando, FL 32819.

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON THE FOLLOWING PAGE(S)

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

Signed, sealed and delivered in our presence:

L. Reagin
WITNESS
PRINT NAME: LYNN REAGIN
ADDRESS: 6454 Edgeworth
Drive, Orlando, FL 32819

Alan Wisne
Alan Wisne

Maggie
WITNESS
PRINT NAME: MAGGIE FUNG
ADDRESS: 2222 Aloha Bay Ct,
Orlando, FL 32811

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 13
day of June, 2024, by Alan Wisne.

Maggie
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: Valid I.D. - FL DL

