

Prepared by and return to:

Kathryn H. Knepper, Esq.
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Gainesville, FL 32653
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Special Warranty Deed

This Special Warranty Deed made this 31st day of March, 2023, between **CLAUDIO F. GONZALEZ and GRACIELA LILIANA LORCA, husband and wife**, whose post office address is **9509 SW 38th Lane, Gainesville, Florida 32608**, Grantors, and **CLAUDIO F. GONZALEZ and GRACIELA LILIANA LORCA, husband and wife**, whose post office address is **9509 SW 38th Lane, Gainesville, Florida 32608**, each for a life estate, without any liability for waste, and with full power and authority in said life tenants to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder by the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last surviving life tenant, the remainder, if any, to **ELUNEY GONZALEZ**, whose post office address is **9509 SW 38th Lane, Gainesville, Florida 32608**, Grantees:

(Whenever used herein the terms Grantors and Grantees include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, partnerships, limited liability companies, trusts, trustees, and personal representatives.)

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

Unit 916 of Ocean View Manor Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 231, Page(s) 748, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: **29-12-32-4990-00000-0916**

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' 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.

Subject to covenants, conditions, easements, restrictions, reservations, and limitations of record, provided, however, that the foregoing shall not operate to reimpose the same.

GRANTORS RESERVE unto Grantors, for and during the Grantors' lifetimes, the exclusive possession, use and enjoyment of the rents and profits of the property described herein.

GRANTORS FURTHER RESERVE unto Grantors, for and during the Grantors' lifetimes, the right to sell, convey, transfer, lease, or grant any other right or interest; to encumber by mortgage, easement, or pledge; to manage; and to dispose of (in whole or in part), to and with any party by appropriate instrument, the aforesaid real property by gift, sale, or otherwise (with or without consideration and without the knowledge, consent or joinder of the Grantees) as Grantors in Grantors' sole discretion shall decide, which act by Grantors will constitute the sole act necessary under the instrument to complete grant of the right or interest therein conveyed by Grantors without any further cloud, claim, or right of Grantees ever in the subject real property.

GRANTORS FURTHER RESERVE unto Grantors (or surviving Grantor) the right to cancel this deed by execution and delivery of a further conveyance by deed from Grantors (or surviving Grantor) to Grantors (or surviving Grantor) and/or to anyone else as grantee/grantees (without consideration and without the knowledge, consent or joinder of the Grantees), which deed will destroy any and all right, title, or interest in the subject real property which the Grantees may enjoy under this deed.

This instrument was prepared Kathryn H. Knepper, Esq. of Ossi Law Group, P.A. at the request of, and under the instruction of, the Grantors, without benefit of title examination and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands. No title insurance policy was requested or prepared in this transaction.

Together with all the tenements, hereditaments, and appurtenances hereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantees that Grantors are lawfully seized of said land in fee simple; that Grantors have good right and lawful authority to sell and convey said land; that Grantors hereby warrant the title to said land for acts of the Grantors and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantors.

In Witness Whereof, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name:

Witness Name:

Witness Name:

Witness Name:

CLAUDIO F. GONZALEZ

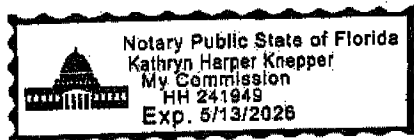
(Seal)

GRACIELA LILIANA LORCA

(Seal)

State of Florida
County of Alachua

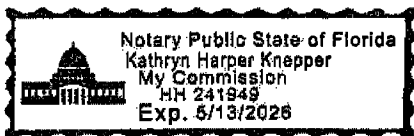
The foregoing instrument was acknowledged before me this 31st day of March, 2023 by means of [X] physical presence or [] online notarization by **CLAUDIO F. GONZALEZ**, who is personally known to me or who has produced FLDL as identification.



Notary Public

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 31st day of March, 2023 by means of [X] physical presence or [] online notarization by **GRACIELA LILIANA LORCA**, who is personally known to me or who has produced FLDL as identification.



Notary Public