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Prepared by:  
Fred W. Mundie, Jr.  
Attorney at Law  
Fred W. Mundie, Jr., P.A.  
993 North Collier Blvd.  
Marco Island, FL 34145  
239-394-3072  
File Number: 19335jc  
Consideration: \$535,000.00

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## Warranty Deed

**This Warranty Deed** made this 22nd day of November, 2019 between Leslie R. Osmond and Leona M. Osmond, husband and wife, Individually and as Trustees of the Leslie R. Osmond and Leona M. Osmond Revocable Trust dated July 14, 1995 whose post office address is 5536 Jackson Avenue, Orange Park, FL 32073, grantor, and Heglund Properties, LLC, a Michigan Limited Liability Company whose post office address is 2025 East Beltline Avenue SE, Suite 208, Grand Rapids, MI 49546, 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 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 Collier County, Florida to-wit:

Lot 17, Block 30, MARCO BEACH UNIT ONE, a subdivision according to the plat thereof as recorded in Plat Book 6, Pages 9 through 16, of the Public Records of Collier County, Florida.

Parcel Identification Number: 56678280002

Subject to (a) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**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, 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 our presence:

Witness Name: Fred W. Mundie, Jr., Witness as to Both

Leslie R. Osmond  
Leslie R. Osmond, Individually and as Trustees of the Leslie R. Osmond and Leona M. Osmond Revocable Trust dated July 14, 1995

Witness Name: Jennifer L. Carr, Witness as to Both

Leona M. Osmond  
Leona M. Osmond, Individually and as Trustees of the Leslie R. Osmond and Leona M. Osmond Revocable Trust dated July 14, 1995

State of Florida  
County of Collier

The foregoing instrument was acknowledged before me this 19 day of Nov, 2019 by Leslie R. Osmond and Leona M. Osmond, husband and wife, Individually and as Trustees of the Leslie R. Osmond and Leona M. Osmond Revocable Trust dated July 14, 1995, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Fred W. Mundie, Jr.

My Commission Expires: April 12, 2022