

Prepared by and return to:
KERI KLEINSCHMIDT
Innovative Title Services I, LLC
217 N. Westmonte Dr, Suite 1004
Altamonte Springs, Florida 32714

File Number: ITS-12752

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 2nd day of December, 2024, between **William C. Peeper, Sr. a/k/a William C. Peeper and Anne M. Peeper, Husband and Wife**, whose post office address is 1910 Hoffner Avenue, Belle Isle, Florida 32809, Grantor, to **Gregory Meerbaum, a Married Man**, whose post office address is 4621 Van Kleek Drive, New Smyrna Beach, Florida 32169, 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 the **Orange County, Florida**, to-wit:

All that certain land situate in Orange County, Florida, viz:

All that part of Lot 5 of J.H. LIVINGSTON'S SUBDIVISION, according to the plat thereof recorded in Plat Book B, Page 33, of the Public Records of Orange County, Florida, lying Southeast of Hoffner Ave., now known as Conway Road, LESS begin at intersection of Southeast line of Hoffner Avenue and Southwest line of said Lot 5, run Northeasterly along Southeast line of said Avenue 622 feet thence Southeasterly parallel with the Northeast line of said Lot 5 a distance of 450 feet more or less to Lake Conway, thence Southwesterly along lake to Southeast line of said Lot 5, thence Northwesterly to beginning. LESS AND EXCEPT the following: Parcel # 1 - From the intersection of the Southeast line of Hoffner Ave., now known as Conway Road with the Southwest lot line of Lot 5, J. H. LIVINGSTON'S SUBDIVISION, as per plat thereof recorded in Plat Book B, Page 33, of the Public Records of Orange County, Florida, run Northeasterly along the Southeast line of said Avenue 622 feet to the Point of Beginning, thence continue Northeasterly along the Southeast line of said Avenue 62 feet return to Point of Beginning and run Southeasterly 250 feet parallel with the Northeast line of said Lot 5, thence Northeasterly 45 feet parallel with aforementioned Southeast line of Hoffner Ave., now known as Conway Road, thence Northwesterly 71.4 feet to a point 181.7 feet Southeasterly from the point 62 feet Northeasterly from beginning and on the Southeast line of said Avenue, thence Northwesterly 181.7 feet to the Point of Beginning.

Parcel Identification Number: 18-23-30-5120-00510

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS 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, 2024.

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 Signature


William C. Peeper, Sr.

Witness Print Name: Keri Kleinschmidt

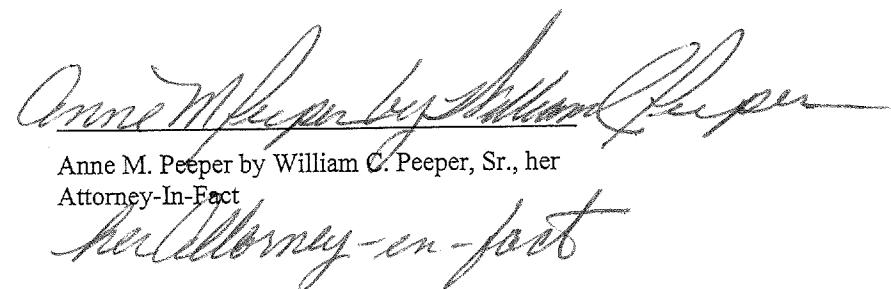
Address: 217 N. WESTMONTE DR. STE 1004
ALTAMONTE SPRINGS, FL 32714



Witness Signature

Witness Print Name: Jennifer Maxwell

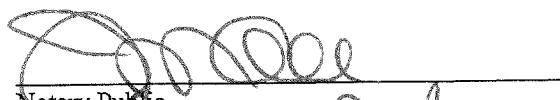
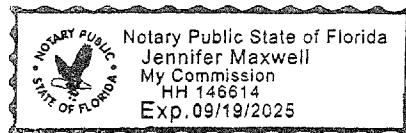
Address: 217 N. WESTMONTE DR., STE 1004
ALTAMONTE SPRINGS, FL 32714


Anne M. Peeper by William C. Peeper, Sr., her
Attorney-In-Fact
her Attorney-in-fact

State of Florida

County of Seminole

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 2nd day of December, 2024 by William C. Peeper, Sr., Individually and as Attorney-In-Fact for Anne M. Peeper, who is/are personally known to me or have produced a FL DL as identification.


Notary Public

Printed Name: Jennifer Maxwell

My Commission Expires: