

Prepared by:  
**Florida Title One, LLC**  
**23 Colorado Road**  
**Lehigh Acres, FL 33936**  
**(239) 369-3006**

Return to: Grantee

File No.: **2022-00334**

**Consideration: 330,000.00**  
**Mortgage Amount: 324,022.00**

## **WARRANTY DEED**

This indenture made this **30th** day of **June, 2022** by

**David Ortiz and Angela Ortiz, husband and wife**  
whose address is: **929 Burning Maple Ln. Mebane, NC 27302**  
hereinafter called the "grantor",

to

**Jose M. Acevedo, an unmarried individual and April E. Smith, an unmarried individual as Joint Tenants with Full Rights of Survivorship**  
whose address is: **503 NORIDGE DRIVE Lehigh Acres, FL 33936**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Lee County, Florida** to-wit:

Lot 8, Block 33, AMBERWOOD ESTATES, F/K/A WILLOW LAKE ESTATES PARTIAL REPLAT, Section 4, Township 45 South, Range 27 East, Lehigh Acres, according to the map or plat thereof on file in the office of the Clerk of the Circuit Court recorded in Plat Book 32, Pages 22 through 24, inclusive, Public Records of the Lee County, Florida.

Parcel Identification Number: **04-45-27-08-00033.0080**

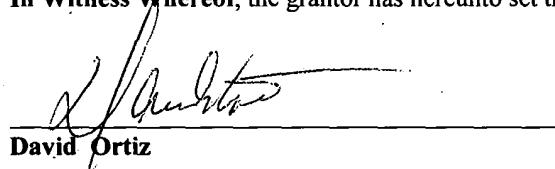
**Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.**

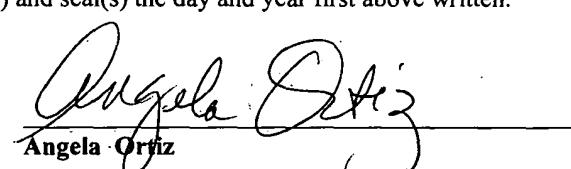
**To Have and to Hold**, the same in fee simple forever.

**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 31st of 2021.**

**In Witness Whereof,** the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

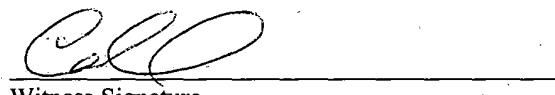


David Ortiz



Angela Ortiz

*Signed, sealed and delivered in our presence:*



Charles Bowers III



Amanda Haak

Print Name: Charles Bowers III

Print Name: Amanda Haak

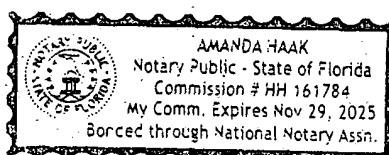
State of Florida

County of Lee

**Sworn To, Subscribed and Acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of June, 2022 by **David Ortiz and Angela Ortiz, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.**



Amanda Haak  
Notary Public



Amanda Haak

Notary Print Name

My Commission Expires: 11/29/25