

PREPARED BY  
**BERRIS CUNNINGHAM JR.**  
P.O. BOX 272192  
BOCA RATON, FLORIDA 33486  
PROPERTY I.D. Number: STRAP: 11-44-23-C2-02611.0360 Folio ID: 10064123

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## WARRANTY DEED

**THIS WARRANTY DEED**, made this 10th day of July, 2020 by and Between IONA CUNNINGHAM, a single woman whose address is 26 Charter Rd. in the Town of Ellington, and County of Tolland ("GRANTOR"), and **BERRIS CUNNINGHAM**, a married man, **TERRI CUNNINGHAM ALDERMAN**, a married woman, **MICHELE CUNNINGHAM DAVIS**, a single woman, and **STEFANIE CUNNINGHAM**, a single woman, (**GRANTEES**), as tenants in common, who have a mailing address of 26 Charter Rd, Ellington, CT. 06029.

**THE GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged and received, does hereby grant, bargain, sells, conveys, and warrants unto the Grantees his/her/their heirs and assigns, the following described premises located in LEE COUNTY, Florida, described as follows to-wit:

Lots 36, 37, and 38, Block 2611, Unit 37, Cape Coral Subdivision, Cape Coral, Florida, as recorded in Plat Book 17, Page 28, in the Public Records of Lee County, Florida

Commonly known as: 610 NW 2ND PL CAPE CORAL FL 33993

**Tax Parcel ID:** STRAP: 11-44-23-C2-02611.0360  
Folio ID: 10064123

**TO HAVE AND TO HOLD** the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

Subject to restrictions, any unpaid or taxes owed, reservations, limitations, and easements of record, if any. And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and Grantee include all of the parties to this instrument, and their heirs, legal representatives and assigns of individuals and their successors.

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. This is vacant land.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

**Witness:**

\_\_\_\_\_

**Witness Name Printed:**

\_\_\_\_\_

\_\_\_\_\_  
**GRANTOR: IONA CUNNINGHAM**

**Witness:**

\_\_\_\_\_

**Witness Name Printed:**

\_\_\_\_\_

State of Connecticut)  
County of Tolland)

I hereby confirm and certify that **THE FOREGOING INSTRUMENT** was acknowledged before me this the 10th day of July, 2020 by the executing party or parties described herein as the Grantor above and herein and who personally appeared and who is personally known to me to be the person whose name appears within the instrument and acknowledged the same in my presence.

In witness whereof I hereunto set my hand.

\_\_\_\_\_  
Signature of Notary Public

Date Commission Expires: 10/31/2022

Printed Name of Notary: Robin E. Croxford

