

This instrument was prepared by/return to:
John Smith
114 Somewhere St.
Island, FL 33040

Parcel ID/Real Estate Number: [00250400.000000]

WARRANTY DEED

THIS INDENTURE made this [] day of [], 20[], between [John & Mary Smith], husband and wife, County of Monroe, State of Florida, whose post office address is: [list address of grantor], Grantors, and MONROE COUNTY a political subdivision of the State of Florida, whose address is c/o Board of County Commissioners, 1100 Simonton Street, Key West, Florida 33040, of the County of Monroe, State of Florida, Grantee.

WITNESSETH, That the said Grantor for and in consideration of 2 points for land dedication in the Monroe County dwelling unit allocation system for building permit application # [enter building permit application number] and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys and confirms unto the Grantee and Grantee's heirs and assigns forever the following described land situate, lying and being in MONROE County, State of Florida, to wit:

Lot 5, Block 2, RAMROD SHORES MARINA SECTION, according to the Plat thereof as recorded in Plat Book 6, Page 22 of the Public Records of Monroe County, Florida.

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 Grantors hereby warrant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 date of transfer.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

First Witness (Print Name Legibly)

John Smith
114 Somewhere St., Island, FL 33333

First Witness to all (Signature)
Address of First Witness:

Second Witness (Print Name Legibly)

Mary Smith
114 Somewhere St., Island, FL 33333

Second Witness to all (Signature)
Address of Second Witness:

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me, by means of physical presence or online notarization this foregoing instrument was acknowledged before me this _____ day of _____, 20____, by [list name(s) of person conveying the property], husband and wife, who is/are personally known to me or who have produced _____, as identification.

(SEAL)
My Commission expires

Notary Public Signature

Print Name

This instrument was prepared by/return to:
John Smith
114 Somewhere St.
Island, FL 33040

If no mortgages, encumbrances, liens, et cetera, signatures of all (husband & wife, partners, co-owners) must be executed, notarized and witnessed. More lines may have to be added.

Affidavit of No Encumbrances

1. **WHEREAS**, JOHN AND MARY SMITH, a married couple, the undersigned are the sole owners of the following described real property located in Monroe County, Florida described as follows:

Lot 5, Block 2, RAMROD SHORES MARINA SECTION, according to the Plat thereof as recorded in Plat Book 6, Page 22 of the Public Records of Monroe County, Florida.

2. **WHEREAS**, this statement is current as of this date, and

3. **Now**, therefore, the undersigned state that the above described property is/are free of all liens; loans, mortgages, or any other encumbrances at this time.

EXECUTED ON THIS _____ day of _____, _____.

WITNESSESS TO ALL:

OWNER OR OWNERS

(each owner requires two witnesses)

First Witness (Print Name Legibly)

(Signature)

First Witness (Signature)

(Print or Type Name above)

Complete Mailing Address above

Second Witness (Print Name Legibly)

(Signature)

Second Witness (Signature)

(Print or Type Name above)

Complete Mailing Address above

STATE OF _____
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by means

of physical presence **OR** online notarization by _____,
(PRINT NAME OF PERSON MAKING STATEMENT)

who is personally known to me **OR** produced _____ as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

This instrument was prepared by/return to:
John Smith
114 Somewhere St.
Island, FL 33040

**ENTITY AFFIDAVIT
[If Applicable]**

Before me, a notary public appeared, John Doe, on behalf of and as Manager of SAMPLE INVESTMENTS, LLC a Florida limited liability company, who after being duly sworn, deposed and state as follows:

1. SAMPLE INVESTMENTS is a limited liability company organized under the laws of Florida (“the Company”) effective April 1, 1111.
2. Pursuant to the Article of Organization, Bylaws, and Operating Agreement, the Company is a manager managed company and there is one Manager as follows: John Doe, and I have never resigned or been removed as a manager.
3. That I have the authority to execute any and all documents on behalf of the limited liability company to transfer property ownership for land dedication to Monroe County.

WITNESSES TO ALL:

OWNER(S)

First Witness (Print Name Legibly)

(Owner Signature)

First Witness (Signature)

(Print or Type Owner Name and Official Title)

(Complete Mailing Address above)

Second Witness (Print Name Legibly)

(Co-Owner Signature)

Second Witness (Signature)

(Co-Owner Print Name and Official Title)

(Complete Mailing Address above)

STATE OF _____

COUNTY OF _____

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me this ____ day of _____, 20____, by means

of physical presence **OR** online notarization by _____,
(PRINT NAME OF PERSON MAKING STATEMENT)

who is personally known to me **OR** produced _____ as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

Return to:
Monroe County
Planning & Environmental Resources Department
2798 Overseas Highway
Marathon, Florida 33050

Prepared by:

----- Space Above This Line For Recording -----

TITLE OPINION FOR
MONROE COUNTY, FLORIDA
REAL PROPERTY DEDICATION

1. This Opinion of Title is provided to:

Monroe County Board of County Commissioners
1100 Simonton Street
Key West, Florida 33040

2. **COMES NOW, AFFIANT** [NAME] , am an attorney-at-law duly licensed to practice law in the State of Florida and am a member in good standing of the Florida Bar, having Florida Bar No. _____, with the understanding that this Opinion of Title is furnished to Monroe County as inducement for acceptance of the attached proposed Warranty Deed, a copy of which is attached hereto and incorporated herein, and is proposed to Grantee Monroe County by Grantor(s):

(hereinafter the “record title-holder(s)”) (**NOTE: For trust owner, or for corporate entity owner such as Partnership, Limited Partnership, Limited Liability Partnership, Limited Liability Company, or similar entities/business organizations, (1) Identify entity/business organization by name, (2) Indicate parties comprising such entity/business organization, and (3) Identify who is authorized to execute**), it is hereby certified that I have examined a complete Abstract of Title and Title Search pertaining to the above-referenced proposed Warranty Deed. The abstract and search of which cover all official records and court records on file in Monroe County covering the period one-hundred years from and to and including this date _____, _____, relating to the following described property more particularly described in attached Exhibit “_____ (Legal Description)” a copy of which is attached hereto and incorporated herein:

Lot(s): _____ **Block:** _____

Subdivision: _____

Key: _____ **Plat Book:** _____ **Page:** _____

Approximate Mile Marker: _____

Property Identification Number(s): _____; and

If Metes-and-Bounds Description Attached, Attached as Exhibit: _____; and

3. Based solely upon my examination of the foregoing, and assuming the accuracy of the information contained therein, it is my opinion that:

4. The record title to the above-described property is vested in _____ (the “**record title-holder(s)**”), by instrument recorded at Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.

5. Said record titleholder(s) has/have fee simple title thereto, however, subject to the following liens, encumbrances, qualifications, and other exceptions:

6. **GENERAL EXCEPTIONS:**

- I. Rights of persons other than the above owners (“**record title holder(s)**”) who are in possession.
- II. Facts that would be disclosed upon accurate survey.
- III. Any unrecorded labor, mechanics’, or materialmens’ liens.
- IV. Zoning restrictions imposed by governmental authority.

7. **SPECIAL EXCEPTIONS:**

- I. **Taxes and Assessments:** For the year 20____ and subsequent years although not yet due and payable until on or after _____, _____, 20____. The 20____ taxes and assessments have been paid as of this date (same date as after “to and including this date” at Paragraph 2 above have been paid).
- II. **Promissory Note(s), Mortgage(s), Security Agreement(s), or Assignment(s) of Rent(s) [CIRCLE WHICH APPLICABLE],** entitled _____ executed by and between _____ and _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- III. **Promissory Note(s), Mortgage(s), Security Agreement(s), or Assignment(s) of Rent(s) [CIRCLE WHICH APPLICABLE],** entitled _____ executed by and between _____ and _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- IV. **Warranty Deed, Special Warranty Deed, Mortgage Deed, Tax Deed, Quitclaim Deed [CIRCLE**

WHICH APPLICABLE], entitled _____,
executed by and between _____ and _____,
_____, recorded in Official Records Book _____, Page _____; all of the
Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and
incorporated herein.

V. **Trust Instrument**, entitled _____ executed
by and between _____ and _____
_____, and recorded in Official Records Book _____, Page _____; all of
the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____”
and incorporated herein. The parties to said **Trust Instrument** are consistent with that information set
forth in the attached **Affidavit as to Authority Under Trust**, a copy of which is attached hereto as
Exhibit “_____” and incorporated herein.

VI. **Certificate(s) of Sale**, entitled _____, in favor of
_____, recorded in Official Records Book _____,
Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto
as Exhibit “_____” and incorporated herein.

VII. **Certificate(s) of Title**, entitled _____, in favor of
_____, recorded in Official Records Book _____,
Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto
as Exhibit “_____” and incorporated herein.

VIII. **Previous Grant of Conservation Easement**: The following prior Grant of Conservation Easement,
executed by and between _____ and _____
_____, recorded in Official Records Book _____, Page _____;
all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit
“_____” and incorporated herein.

IX. **Previous Grant of Conservation Easement**: The following prior Grant of Conservation Easement,
executed by and between _____ and _____
_____, recorded in Official Records Book _____, Page _____;
all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit
“_____” and incorporated herein,.

X. **Lot Aggregation Restrictive Covenant**: The following Lot Aggregation Restrictive Covenant,
executed by and between _____ and _____
_____, recorded in Official Records Book _____, Page _____;
all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit
“_____,” and incorporated herein.

XI. **(Non-Conservation) Easement(s)**, entitled _____,
in favor of _____, recorded in Official Records Book
_____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is
attached hereto as Exhibit “_____” and incorporated herein.

- XII. **(Non-Lot Aggregation Restrictive Covenant(s) or Deed Restriction(s) [CIRCLE WHICH APPLICABLE]**, entitled _____, in favor of _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- XIII. **(Non-Lot Aggregation Restrictive Covenant(s) or Deed Restriction(s) [CIRCLE WHICH APPLICABLE]**, entitled _____, in favor of _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- XIV. **Plat or Re-Plat Restriction(s) [CIRCLE WHICH APPLICABLE]**, entitled _____, in favor of _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- XV. **Declaration of** _____, entitled _____, by and between or, as applicable, in favor of _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- XVI. **Notice of Commencement**, entitled _____, by and between or, as applicable, executed/recorded by _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- XVII. **Notice of Lis Pendens**, entitled _____, executed/recorded by _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- XVIII. **Notice of Lis Pendens**, entitled _____, executed/recorded by _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- XIX. **Court/Judicial Order, Final Judgment, or Judgment Lien [CIRCLE WHICH APPLICABLE]**: The following judgment lien, relating to the matter of [INSERT COURT CASE CAPTION/TITLE] _____, Case Number [INSERT COURT CASE NUMBER] _____, in the amount of _____, currently in favor of _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.
- XX. **Court/Judicial Order, Final Judgment, or Judgment Lien [CIRCLE WHICH APPLICABLE]**: The

following judgment lien, relating to the matter of [INSERT COURT CASE CAPTION/TITLE] _____, Case Number [INSERT COURT CASE NUMBER] _____, in the amount of _____, currently in favor of _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.

XXI. **Suggestion of Bankruptcy**, recorded in Official Records Book _____, Page _____; all of, as applicable, the Official Records of Monroe County, Florida, and/or of the Court Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.

XXII. **Further Encumbrance(s)**: The following encumbrance, entitled _____, by and between or, as applicable, in favor of, _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.

XXIII. **Further Encumbrance(s)**: The following encumbrance, entitled _____, by and between or, as applicable, in favor of, _____, recorded in Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as Exhibit “_____” and incorporated herein.

8. In the event that the aforesaid Abstract of Title and Title Search have revealed no liens, encumbrances, or qualifications that would otherwise be identified in above **Paragraph 7. above, I hereby affirm, by writing in (printing) the word “AFFIRMED,” checking the box thereafter, and providing my own signature immediately thereafter**, that said abstract and search have revealed no liens, encumbrances, or qualifications that would otherwise be identified in above **Paragraph 7.:**

AFFIRMED: _____

SIGNATURE: _____

9. Please be advised that based upon the aforesaid (Paragraphs 1 through 8 above, inclusive), that I am of the opinion that as of this date (same date as after “to and including this date” at Paragraph 2 above), that ownership of the above-referenced real property is vested in _____

(the “**record title-holder(s)**”), that all property taxes and assessments have been paid as stated in above **Paragraph 7 A.**, and that none of the exceptions listed above will restrict the use of the subject real property for the purposes set forth in the above-referenced attached proposed Warranty Deed.

Respectfully submitted this _____,
day of _____, 20____.

Signature

Firm Name

Printed Name

Professional Address

Firm Phone Number

Firm E-Mail

STATE OF _____

COUNTY OF _____

The foregoing instrument, Title Opinion for Monroe County Real Property Dedication, was sworn and subscribed before me by means of physical presence **OR** online notarization

by _____, who is personally known to me **OR**
(PRINT NAME OF PERSON MAKING STATEMENT)

produced _____ as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: