

**EXHIBIT D**

**WARRANTY DEED**

**THIS WARRANTY DEED** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_, whose address is \_\_\_\_\_, in this instrument referred to as “GRANTOR,” and SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as “GRANTEE.”

**WITNESSETH:**

See attached Exhibit “A” for legal description and sketch (the “Property”).

Parcel I. D. Number: \_\_\_\_\_

**TOGETHER** with all tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the Property.

**TO HAVE AND TO HOLD** the Property in fee simple forever.

**GRANTOR** covenants that GRANTOR is lawfully seized and possessed of the Property in fee simple and has the right and lawful authority to sell and convey the Property, that GRANTOR hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons whosoever, and that the Property is free of all encumbrances. GRANTOR agrees to further assure GRANTEE if necessary.

The Property may include roads, lines (water, sewer, or other), drainage facilities or systems, or other facilities or systems that will become the responsibility of GRANTEE. GRANTOR represents that any and all facilities or systems located in, upon, or within the Property are free from all latent and patent design, construction, and other defects. GRANTOR hereby represents to GRANTEE that GRANTOR has no knowledge of any latent or patent defects with any facilities or systems on the Property. GRANTOR hereby assigns, transfers, and conveys to GRANTEE any and all rights and remedies against any and all firms or entities that may have caused such latent or patent defects including, but not limited to, any and all warranties, claims, and other forms of indemnification. By execution of this instrument, GRANTOR affirmatively represents that GRANTOR has the full contractual right, consent, and lawful authority to take the actions as described in this instrument. GRANTOR recognizes that GRANTEE is relying upon GRANTOR’s representations as expressed in this instrument. GRANTOR further accepts responsibility over and shall indemnify and hold GRANTEE harmless from and against any and all damages, liabilities, costs, and matters relating to latent and patent defects in any way relating to or arising from this conveyance.

**IN WITNESS WHEREOF**, GRANTOR sets GRANTOR's hand and seal the day and year first above written.

ATTEST:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
TYPE IN NAME

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC  
Print Name \_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned  
My commission expires: \_\_\_\_\_

Exhibit A – Legal description

DGS/\_\_\_\_\_

Date

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