

PROPERTY DEEDS

Prepared by and return to:

Gregory S. Oropeza, Esq.

Attorney at Law

Smith | Oropeza | Hawks

138-142 Simonton Street

Key West, FL 33040

305-296-7227

File Number: 2016-204

Will Call No.:

09/22/2016 9:14AM
DEED DOC STAMP CL: Krys

\$4,893.00

Doc# 2092634
Bk# 2816 Pg# 2291

Parcel Identification No. 00010740-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of September, 2016 between Michael L. Moschel as Trustee(s) of the Michael L. Moschel Revocable Trust 8/17/2001 whose post office address is 618 Catholic Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Pamala N. Heffner, a married woman whose post office address is 1022 Roberts Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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 Monroe County, Florida, to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY LYING AND BEING SITUATED IN
MONROE COUNTY, FLORIDA TO WIT:

PART OF LOT TWO (2) IN SQUARE FIFTY-SIX (56) KNOWN AND DESCRIBED IN THE MAP
OR

PLAN OF THE CITY OF KEY WEST BY WILLIAM A. WHITEHEAD IN FEBRUARY 1829 AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ONE
HUNDRED AND TWENTY-FIVE FEET (125) FROM THE CORNER OF FRANCES STREET
AND AN ALLEYWAY OF FIVE (5) FEET (KNOWN NOW AS ROBERTS LANE) AND RUNNING
THENCE IN A SOUTHWESTERLY DIRECTION TWENTY-FIVE (25) FEET; THENCE AT
RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FORTY-FIVE (45) FEET; THENCE AT
RIGHT ANGLES IN A NORTHEASTERLY DIRECTION TWENTY-FIVE (25) FEET; THENCE
AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FORTY-FIVE (45) FEET TO THE
POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Gregory Oropeza
Witness Name: Gregory Oropeza

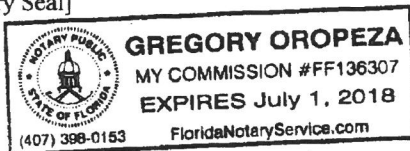
June Rivett
Witness Name: June Rivett

Michael L. Moschel
Michael L. Moschel, Individually and as Trustee

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 21st day of September, 2016 by Michael L. Moschel, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Michael L. Moschel
Notary Public

Printed Name: _____

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1586500 06/12/2006 9:24AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by
Clifford Pac, an employee of
First American Title Insurance Company
3132 Northside Drive, Suite 101, Building C
Key West, Florida 33040
(305)296-2967

06/12/2006 9:24AM
DEED DOC STAMP CL: JENNIFERH\$8,662.50

Doc# 1586500
Bk# 2215 Pg# 1388

Return to: Grantee

File No.: 1064-1172050

WARRANTY DEED

This indenture made on **June 05, 2006 A.D.**, by

Jeffrey B. Green and Michele Green as tenants in common

whose address is: **PO Box 98, Racine, WI 53401**
hereinafter called the "grantor", to

Michael L. Moschel

whose address is: **27692 Hickory Boulevard, Bonita Springs, FL 34134**
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 **Monroe County, Florida**, to-wit:

IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA IN LOT 3, SQUARE 56, ACCORDING TO WM.A. WHITEHEAD'S MAP AND SURVEY OF SAID CITY OF KEY WEST, DELINEATED IN FEBRUARY, A.D. 1829. COMMENCING 161 FEET FROM THE NE'LY LINE OF GRINNELL STREET ON THE DIVIDING LINE OF LOTS 3 & 4 AND RUNNING THENCE 40 FEET; THENCE AT RIGHT ANGLES THERETO NW'LY ON THE DIVIDING LINES OF LOTS 2 & 3, 50 FEET; THENCE AT RIGHT ANGLES THERETO IN A SW'LY DIRECTION PARALLEL WITH SAID DIVIDING LINE OF LOTS 3 & 4, 40 FEET; THENCE AT RIGHT ANGLES THERETO AND PARALLEL WITH GRINNELL STREET 50 FEET TO THE POINT OF BEGINNING.

ALSO

IN THE CITY OF KEY WEST, COUNTY OF MONROE AND STATE OF FLORIDA AND IS PART OF LOTS 2 & 3, SQUARE 56, ACCORDING TO WM. A. WHITEHEAD'S PLAN OF THE ISLAND OF KEY WEST, DELINEATED IN FEBRUARY, 1829, AND COMMENCES 175 FEET FROM THE CORNER OF FRANCES STREET AND AN ALLEY AND RUNS THENCE IN A SW'LY DIRECTION 25 FEET; THENCE AT RIGHT ANGLES IN A SE'LY DIRECTION 45 FEET; THENCE AT RIGHT ANGLES IN A NE'LY DIRECTION 25 FEET; THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION 45 FEET TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF LAND IN LOT 2, SQUARE 56, ACCORDING TO WM. A. WHITEHEAD'S DIAGRAM OF THE ISLAND OF KEY WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY PROPERTY LINE OF SOUTHARD STREET AND THE SOUTHWESTERLY PROPERTY LINE OF FRANCES STREET, RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY PROPERTY LINE OF FRANCES STREET FOR A DISTANCE OF 156 FEET TO A POINT, SAID POINT BEING ON THE SOUTHEASTERLY PROPERTY LINE OF A 14 FOOT ALLEY; THENCE AT RIGHT ANGLES AND SOUTHWESTERLY ALONG THE SOUTHEASTERLY PROPERTY LINE OF SAID 14 FOOT ALLEY FOR A DISTANCE OF 150 FEET AND 9 INCHES THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE AT RIGHT ANGLES AND SOUTHEASTERLY FOR A DISTANCE OF 45 FEET TO A POINT; THENCE AT RIGHT ANGLES AND SOUTHWESTERLY FOR A DISTANCE OF 25 FEET TO A POINT; THENCE AT RIGHT ANGLES AND NORTHWESTERLY FOR A DISTANCE OF 45 FEET TO A POINT; THENCE AT RIGHT ANGLES AND NORTHEASTERLY FOR A DISTANCE OF 25 FEET BACK TO THE POINT OF BEGINNING.

AND ALSO

A PARCEL OF LAND ON THE ISLAND OF KEY WEST, AND KNOWN AS A PART OF LOT 3, SQUARE 56, ACCORDING TO W. A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NE'LY RIGHT OF WAY LINE OF GRINNELL STREET WITH THE DIVIDING LINE OF LOTS 3 AND 4 OF SAID SQUARE 56 AND RUN THENCE NE'LY ALONG THE SAID DIVIDING LINE FOR A DISTANCE OF 161.0 FEET; THENCE NW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 29 FEET TO THE SE'LY FACE OF AN EXISTING ONE STORY FRAME STRUCTURE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NW'LY ALONG THE PREVIOUSLY MENTIONED COURSE FOR A DISTANCE OF 21.8 FEET TO THE NW'LY FACE OF AN OVERHANG ON SAID STRUCTURE; THENCE SW'LY WITH A DEFLECTION ANGLE OF 90°15'46" TO THE LEFT AND ALONG SAID OVERHANG FOR A DISTANCE OF 0.7 OF A FOOT TO THE SW'LY FACE OF SAID OVERHANG; THENCE SE'LY AND AT RIGHT ANGLES ALONG SAID OVERHANG AND FACE OF SAID STRUCTURE FOR A DISTANCE OF 21.8 FEET; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 0.6 OF A FOOT BACK TO THE POINT OF BEGINNING.

Parcel Identification Number: **00010790-000000**

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 2005.

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

Jeffrey B. Green
Jeffrey B. Green

Michele Green
Michele Green

Signed, sealed and delivered in our presence:

m. Mondrawickas
Witness Signature

Nicole Tomaloff
Witness Signature

Print Name: Michelle C. Mondrawickas Print Name: Nicole Tomaloff

State of Wisconsin

County of Bohne

The Foregoing Instrument Was Acknowledged before me on June 2nd, 2006, by **Jeffrey B. Green and Michele Green** who is/are personally known to me or who has/have produced a valid driver's license as identification.

m. Mondrawickas
NOTARY PUBLIC

Michelle C. Mondrawickas
Notary Print Name
My Commission Expires: 4-12-09



MONROE COUNTY
OFFICIAL RECORDS