

#L19000070901

June 3, 2019

I, Rosa Maria Mailender rightful owner of the property located at

307 BROADWAY

KISSIMMEE, FLORIDA 34741

Have not authorized the following Company

18 KARAT LOUNGE LLC (L19000070901)

to conduct any bussiness or the use of my property address,

this company fraudelently is using my property address without my permission.

Enclosed you will find a copy of my WARRANTY DEED and a copy of the  
fraudalent company document .

000.0000000000

Sincerely



Rosa Maria Mailender

County of OSCEOLA

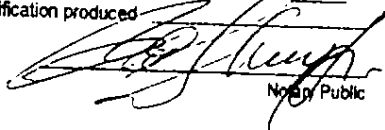
The foregoing instrument was acknowledged before me

on 3<sup>RD</sup> day of JUNE 2019

By:

Personally known X OR produced Identification?

Type identification produced

  
Notary Public

ROGER W FLEMING, JR.  
Commission # GG 274492  
Expires November 5, 2022  
Bonded Thru Budget Notary Services

CFN 2010022511  
Bk 03950 Pgs 0399 - 400; (2pgs)  
DATE: 02/16/2010 04:15:57 PM  
MALCOM THOMPSON, CLERK OF COURT  
OSCEOLA COUNTY  
RECORDING FEES 18.50  
DEED DOC 0.70

**PREPARED BY AND RETURN TO:**

Fred H. Cumbie, Jr., Esquire  
OVERSTREET, MILES, RITCH & CUMBIE, P.A.  
100 Church Street  
Kissimmee, FL 34741  
(407) 847-5151  
File No. 5-09-08-334

**WARRANTY DEED**

**THIS INDENTURE**, made this 8th day of February, 2010, between **Michael Thomas Mailender and Rosa Maria Mailender, husband and wife**, whose post office address is 1695 Grandview Boulevard, Kissimmee, Florida 34744 "Grantor", and **Rosa Maria Mailender, a married person**, whose post office address is 1695 Grandview Boulevard, Kissimmee, FL 34744, "Grantee".

**WITNESSETH**, that said GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 Osceola County, Florida, to-wit:

The Southeast 50 feet of Lot 3, Lot 6, and Lot 7, Block 13, SOUTH FLORIDA RAILROAD COMPANY SURVEY OF THE TOWN OF KISSIMMEE, according to the Official Plat thereof, recorded in Plat Book A, Pages 2 and 3, Public Records of Osceola County, Florida.

Parcel Identification Number: R22-25-29-2170-0013-0060

Subject to taxes, restrictions, reservations, easements and road rights-of-way, if any.

This instrument was prepared from unverified information. No examination of title was requested nor rendered and no responsibility is assumed by Overstreet, Miles, Ritch & Cumbie, P.A. for title or description defects or irregularities.

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" 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:

Kelly G. Lockwood

Witness Signature

Print Name: Kelly G. Lockwood

Judith A. Machmiller

Witness Signature

Print Name: Judith A. Machmiller

Michael Thomas Mailender

Michael Thomas Mailender

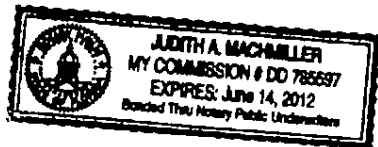
Rosa Maria Mailender

Rosa Maria Mailender

State of Florida  
County of Osceola

The foregoing instrument was acknowledged before me this 8th day of February, 2010, by Michael Thomas Mailender and Rosa Maria Mailender, husband and wife, who are personally known to me or have produced a driver's licenses as identification.

[Notary Public Seal]



Judith A. Machmiller  
Notary Public, State of Florida

DIY