

WARRANTY DEED

FILE# 95-030050
HERNANDO COUNTY, FLORIDA

This **WARRANTY DEED** made the 7th day of July, 1995 by:

Lillian Yarid,

as tenant with right of (herein after called grantor) grantor, to

Fred Covington and Viviana L. Covington,

whose address is:

3006 Homer Circle, Copperas Cove, Texas 76522

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$1, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remits, releases, conveys and confirms unto the grantees, all that certain land situated in Hernando County, Florida, viz:

Lot 12, Block 426, ROYAL HIGHLANDS, UNIT #6, as per plat thereof recorded in Plat Book 12, Pages 67 - 79, Public Records of Hernando County, Florida; being the same conveyed to Lillian Yarid by Paul Laake and Barbara Laake filed and recorded on July 13, 1989.

Grantor further warrants that the above described property is vacant land.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantees 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, and subject to restrictions, reservations, and easements of record.

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

Lillian R. Yarid
Lillian R. Yarid, grantor

Signed, sealed and delivered in the presence of:

Joni J. Gooding
Witness

Shannon Smith
Witness

State of FLORIDA

County of PINELLAS

The foregoing instrument was acknowledged before me this 7th day of July, 1995 by Lillian R. Yarid tenant with right of.

MADELYN M WICKER

Madelyn M Wicker

Notary Public

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: Nov. 12, 1995.

Lillian R. Yarid, Person
My commission Expires: all

known

(AFFIX NOTARY SEAL)

This instrument was prepared by:

Lillian R. Yarid



This instrument was prepared by:
Lillian R. Yarid
813-791-4376
2650 Countryside Blvd. F-204
Clearwater Fl., 34621

**** OFFICIAL RECORDS ****
BK: 1033 PG: 420

Returned to:
Viviana Covington
817-542-5250
3006 Homer Circle
Copperas Cove Texas, 76522

