

18.50 rec
910.00 ss
1.00 index

2
5

R: CONSIDERATION: \$130,000.00
BONNIE B. BRIDGES
PREPARED BY & RETURN TO:
CHELSEA TITLE OF THE NATURE COAST, INC.
13175 SPRING HILL DRIVE
PHONE: (352) 686-7112
FILE NO 13-208BB

TAX PARCEL # R1522318325700000460

WARRANTY DEED

THIS INDENTURE, made this 14TH day of JUNE, 2013, between:

CESAR E. ESPINOZA AND TERESA H. ESPINOZA A/K/A THERESA H. ESPINOZA, HUSBAND AND WIFE as GRANTOR*, whose mailing address is 3415 ROSEBAY COURT, SPRING HILL, FL. 34609

TO

JEANETTE MAIORANO, as **GRANTEE***, whose address is 8449 DAY STREET, SPRING HILL, FL. 34606 as life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of **JEANETTE MAIORANO** the remainder, if any,

TO

JEANETTE MAIORANO, A life estate for the life of **JEANETTE MAIORANO** and upon the death of **JEANETTE MAIORANO** the remainder to **RONALD MAIORANO** whose address is 3415 Rosebay Court, Spring Hill, FL. 34609

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration 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 **Hernando County, Florida**, to-wit:

LOTS 46, PRISTINE PLACE PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 32 THROUGH 33 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to taxes and assessments for the year 2013 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

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", "Grantee", and "Trustee" are used for singular or plural, and masculine shall include feminine, as the 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 the presence of:

Walta Lateer
Witness #1 Signature

Walta Lateer
Witness #1 Printed Name

Bonnie B. Bridges
Witness #2 Signature

Bonnie B. Bridges
Witness #2 Printed Name

Cesar E. Espinoza
CESAR E. ESPINOZA
3415 ROSEBAY COURT
SPRING HILL, FL. 34609

Teresa H. Espinoza
TERESA H. ESPINOZA A/K/A
THERESA H. ESPINOZA
3415 ROSEBAY COURT
SPRING HILL, FL. 34609

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 14TH day of JUNE 2013 by CESAR E. ESPINOZA AND TERESA H. ESPINOZA A/K/A THERESA H. ESPINOZA who is personally known to me or who has produced Driver License as identification.

Walta Lateer
Notary Public, State of Florida
Printed/Typed Name Walta Lateer
Commission Expiration 10-21-14
Commission Number EE030257

☐ Personally Known OR ☒ Produced Identification
Type of Identification Produced: DL Lic.

