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Prepared by and Return to
Lucy Dwyer



9735 US HWY 19
Port Richey, Florida 34668 R-ENV
File Number: 46020SS
Parcel I.D. Number: R30-223-18-3511-0000-0150
incidental to the issuance of a Title Insurance Policy

General Warranty Deed

Made this 1 of July, 2015 A.D. By **Donnavon R. Alvarez and Christina Bove, husband and wife**, whose address is: **1427 Saratoga Road, Apt. 1, Ballston Spa, NY 12020** hereinafter called the grantor, to **Robert M. Robbins and Stephen E. Hanson, a married couple as tenants by the entirety**, whose post office address is: **1175 Muscovy Drive, Spring Hill, Florida 34608**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" 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 **One Hundred Fifty One Thousand Three Hundred Fifty dollars & no cents, (\$151,350.00)** 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 Hernando County, Florida, viz:

Lot 15, Seven Hills Unit 2, as per plat thereof, recorded in Plat Book 20, Page 31 and 32, of the Public Records of Hernando County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

REQUIRES TWO DIFFERENT WITNESSES

① Michael J. Stitt
 Witness #1 signature
 ① Michael J. Stitt
 Witness #1 print name
 ② Jim Binin
 Witness #2 signature
 ② Johnnie L. Pacifico
 Witness #2 print name

Donnavon R. Alvarez (Seal)
Christina Bove (Seal)
 Christina Bove

State of: New York
 County of: ~~Saratoga~~ Saratoga
Ym

The foregoing instrument was acknowledged before me on this 7th day of July, 2015, by Donnavon R. Alvarez and Christina Bove, husband and wife, who is personally known to me or who has produced a driver's license.

Notary Seal ✓

Gretchen M. Wescott
 Notary Public
 my commission expires: 4/12/2016

GRETCHEN M. WESCOTT
 Notary Public, State of New York
 No. 04WE6106129
 Qualified in Saratoga County
 Commission Expires April 12, 2016