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THIS INSTRUMENT PREPARED BY AND RETURN TO:

Brooks Cook
Southeast Title of the Suncoast
2190 Mariner Boulevard
Spring Hill, Florida 34609
1707116

R

Property Appraisers Parcel Identification (Folio) Numbers:

\$99,900.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1 day of **October, 2017** by **Diana Aurelio, individually and as Successor Trustee of the Oliva Family Trust a/k/a The Angelo R. Oliva Trust dated December 22, 1992 and as restated February 1, 2014**, herein called the grantor, to **Margarito Marcano, a single person**, whose post office address is **110 Katz Avenue, Paterson, NJ 07502**, hereinafter called the Grantee:

(Wherever used herein the terms "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 TEN AND 00/100'S (\$10.00) Dollars 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 the State of Florida, viz.:

Lot 12, Block 1536, Spring Hill Unit 22, according to the Plat thereof, recorded in Plat Book 10, Page(s) 31 through 43, inclusive, of the Public Records of Hernando County, Florida.

GRANTOR warrants and represents that the foregoing property does not constitute his/her homestead or any part thereof, nor does it lie adjacent thereto

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, and hereby 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 31, 2016.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Kim M. Marks
Witness #1 Printed Name

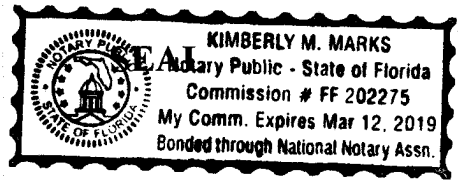
[Signature]
Witness #2 Signature
Lindsay Batoski
Witness #2 Printed Name

[Signature]
Diana Aurelio
1260 Glowood Avenue, Spring Hill, FL 34609

[Signature] as Successor
Diana Aurelio, as Successor Trustee Trustee

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1 day of October, 2017 by Diana Aurelio who is personally known to me or has produced drivers license as identification.



[Signature]
Notary Public
Kimberly M. Marks
Printed Notary Name

File No.:1707116