

**Prepared By and Return To:**

Capital Land Settlements  
Attn: Stephanie Rosario  
3001 N. Rocky Point Drive E  
Tampa, FL 33607

Order No.: 1000-12FL-0200

Property Appraiser's Parcel I.D. (folio) Number:  
R32-223-18-2835-0000-0850

**WARRANTY DEED**

THIS WARRANTY DEED dated December 11, 2017, by Hector A. Alfonso and Norma L. Alfonso, Husband and Wife,, whose post office address is 12228 Mango Court, Spring Hill, Florida 34609 (the "Grantor"), to Eddie F. Valdez, Jr. and Constance Valdez, husband and wife, whose post office address is 12228 Mango Ct., Spring Hill, Florida, 34609 (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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hernando, State of Florida, viz:

Lot 85, PADRON'S WEST LINDEN ESTATES, as per plat thereof recorded in Plat Book 25, Pages 43-44, Public Records of Hernando County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2017.

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

Hector A. Alfonso  
Hector A. Alfonso  
Norma Alfonso  
Norma L. Alfonso

**Grantor Address:**  
12228 Mango Court  
Spring Hill, FL 34609

STATE OF FLORIDA  
COUNTY OF HERNANDO

Subscribed and sworn to before me this 11th of December, 2017 by Hector A. Alfonso and Norma L. Alfonso, Husband and Wife, who is personally known to me or who has produced A drivers license as identification.

Witness my hand and official seal, this 11th of December, 2017.

Stephanie Rosario  
Notary Public

My Commission Expires: January 16, 2018

(SEAL)



Signed, sealed and delivered in presence of:  
Stephanie Rosario  
Witness Signature

Stephanie Rosario  
Printed Name of First Witness

Frank Gomez  
Witness Signature

FRANK GOMEZ  
Printed Name of Second Witness