

Prepared by:
Lilly Linehan
Crown Title Agency, LLC
11919 Oak Trail Way
Port Richey, Florida 34668

File Number: 18-0172

\$68,000.00

General Warranty Deed

Made this August 3, 2018 A.D. By **Axel Kotowski, an unmarried man**, whose address is: 3933 Del Rio Avenue, New Port Richey, Florida 34655, hereinafter called the grantor, to **Luis M. Colarte Linda J. Colarte, husband and wife**, whose post office address is: 14231 Sandhurst Street, Brooksville, Florida 34613, 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 Ten Dollars, (\$10.00) 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 20, Block 17, Brookridge Community - Unit 6, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 51 through 54, inclusive, of the Public Records of Hernando County, Florida.

Together With Double-Wide 1984 Palm Home (1984) LD. #PH19208AFL and PH19208BFL, TITLE #22877508 and TITLE #40431395

Parcel ID Number: R27-222-18-1476-0170-0200

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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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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:



Witness Printed Name: Maryly Gonzalez-Linehan

Axel Kotowski by Rick J. Nall, A.I.S. (Seal)
Axel Kotowski by Rick J. Nall, His Attorney In Fact
Address: 3933 Del Rio Avenue, New Port Richey, Florida 34655



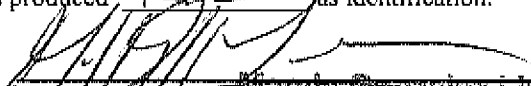
Witness Printed Name: MELANIE A. BOSO

Address: _____ (Seal)

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 3rd day of August, 2018, by Axel Kotowski by Rick J. Nall, His Attorney In Fact, an unmarried man, who is/are personally known to me or who has produced FEDL as identification.





Notary Public
Print Name: Maryly Gonzalez-Linehan
My Commission Expires: _____