

Prepared By and Return To:

Capstone Title, LLC
9108 U.S. Highway 19
Port Richey, FL 34668

Order No.: 702-19-148

Property Appraiser's Parcel I.D. (folio) Number:
R01 221 17 3280 0003 0030

WARRANTY DEED

THIS WARRANTY DEED dated May 28, 2019, by Heather Anne Eluziario and Andrew William Bourguignon, whose post office address is 7289 Apache Trail, Spring Hill, Florida 34606 (the "Grantor"),

to James Daniel Nicolini and Debra Marie Nicolini, husband and wife, whose post office address is xxx Parallel Rd., Brooksville, Florida, 34614 (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 3, Block 3, of ROYAL HIGHLANDS, UNIT NO. 1, as per Plat thereof recorded in Plat Book 11, Pages 43 through 59, Public Records of Hernando County, Florida, Less the East 25 Feet of Lot 3, Block 3, reserved for Drainage Right-of-Way.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s), nor any members of the household of the Grantor(s), reside thereon.

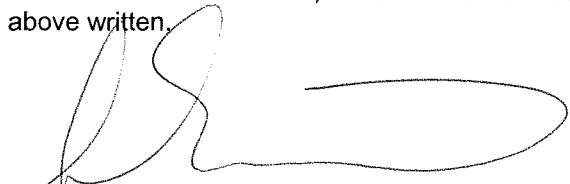
Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

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




Heather Anne Eluziario



Andrew William Bourguignon

Grantor Address:
7289 Apache Trail
Spring Hill, FL 34606

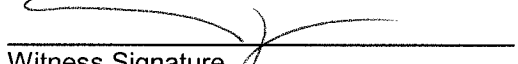
Signed, sealed and delivered in presence of:



Witness Signature

Esperanza Santiago Kohler

Printed Name of First Witness



Witness Signature

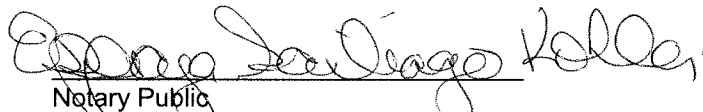
CONNIE ARGYROS

Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 24 of May, 2019 by Heather Anne Eluziario and Andrew William Bourguignon, [] who is personally known by me or [X] who has produced Driver License as identification.



Notary Public

My Commission Expires:

(SEAL)

