

Prepared by and return to:

Flagship Title
17221 Camelot Court
Suite 102
Land O Lakes, FL 34638

File Number: 6205-070119-S

Consideration: 160,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29th day of July, 2019 between Lesley A. Wright, an unmarried woman, whose post office address is 2 Cumberland Avenue, Guildford, AZ 33, grantor, and Jennifer Marie Verge and Pedro J. Verge, III, wife and husband whose post office address is 4575 Gondolier Road, Spring Hill, FL 34609, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando, FL** to-wit:

LOT 20, BLOCK 1526, SPRING HILL UNIT 22, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 31 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel Identification Number : R32 323 17 5220 1526 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 31st, 2018, and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

AW
7/27/19

ALL

Signed, sealed and delivered in our presence:

Alex Humphrey
WITNESS
Print Name: ALEXANDER HUMPHREY
1 BOURNE FIRS FARNHAM UK

Lesley A. Wright
Lesley A. Wright

Joanne Humphrey
WITNESS
Print Name: JOANNE HUMPHREY
1 BOURNE FIRS FARNHAM UK

STATE OF UNITED KINGDOM
COUNTY OF SURREY

The foregoing instrument was acknowledged before me this 27th day of July, 2019, by Lesley A. Wright.

Joanne Humphrey
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: PASSPORT UNITED KINGDOM number 515346089

Joanne Humphrey
NOTARY PUBLIC
1 Bourne Firs, Farnham
Surrey, GU10 3QD, England
Tel 07387 570715
Email jo@johumphreynotary.co.uk

