

Prepared by and Return to:  
**MORROW BUSINESS SOLUTIONS, INC.**  
5536 6th St  
Zephyrhills, Florida 33542  
File Number: MBS2020059A

\$6,000.00

## Warranty Deed

Made this 13 day of August, 2020, A.D., By **GARY L. SMITH and PATRICIA A. SMITH**, his wife, hereinafter called the grantor, to **IRAIS RIVAS GONZALEZ**, whose post office address is: 21025 W. Gaston Cir, Edinburg, TX 78541, 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 10, BLOCK 94, RIDGE MANOR ESTATES, Unit 2, as per plat thereof recorded in Plat Book 10, Pages 2-27 and re-recorded in Plat Book 10, Pages 88-93, of the Public Records of Hernando County, Florida.**

**Subject to covenants, restrictions, easements of record and taxes for the current year.**

**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) or any members of the household of Grantor(s) reside thereon, nor is it contiguous thereto.**

This deed was prepared by Morrow Business Solutions, Inc., who certifies that they prepared said deed from information given to them by said parties and the marketability of title and accuracy of the legal description is hereby not guaranteed.

Parcel ID Number: R36 122 21 0870 0940 0100

**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.

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**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, 2019.

**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:*

*Susan Morrow*  
**Witness #1 Signature**  
Witness #1 Printed Name Susan Morrow

*Ann King*  
**Witness #2 Signature**  
Witness #2 Printed Name Ann King

*Gary L Smith* (Seal)  
**GARY L SMITH**  
Address: 7914 Ponds Edge Ln, Zephyrhills, FL 33540

*Patricia A. Smith* (Seal)  
**PATRICIA A. SMITH**  
Address: 7914 Ponds Edge Lane, Zephyrhills, Florida 33540

**\*\*TWO DIFFERENT WITNESSES / CANNOT BE RELATIVES\*\***

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me by means of (x) physical presence or online notarization, this 13 day of August, 2020, by GARY L. SMITH and PATRICIA A. SMITH, his wife, who is/are personally known to me or who has produced driver's license identification and who did/did not take an oath.

*Susan Morrow*  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

