

Prepared By and Return To:

Investment Title of FL LLC
8198 S Jog Road Suite 204
Boynton Beach, FL 33472

For the issuance of title insurance, file #: INVFL1086

_____ [Space Above This Line For Recording Data] _____

WARRANTY DEED

This Warranty Deed made **September 4, 2020** between

Grantor: MARIA LOURDES MATEO SANTIAGO AND
JESUS MULERO, JR., WIFE AND HUSBAND

mailing *Calle Escarlata, #18*
address: *Guaynabo, PR 00969*

Grantee: MICHAEL J SMILEY, JR. AND
TIFFANY M SMILEY,
HUSBAND AND WIFE

mailing 535 Old Windsor Way
address: Spring Hill, FL 34609

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$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 County, Florida to-wit:

Lot 4, Block 7, of VILLAGES AT AVALON PHASE 3B-1, according to the Plat thereof, recorded in Plat Book 42, Pages 15 through 19, inclusive, of the Public Records of Hernando County, Florida.

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.

WARRANTY DEED – Continued

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

Signed, sealed and delivered in our presence:

x Sharee Lyn Mandel

Maria Lourdes Mateo Santiago

Witness Sharee Lyn Mandel

Name: Maria Lourdes Mateo Santiago

x Elba Zarza

Jesus Mulero, Jr.

Witness Elba Zarza

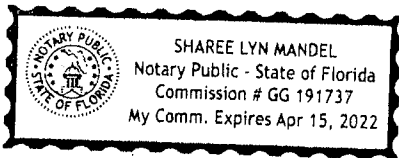
Name: Jesus Mulero, Jr.

STATE OF FL
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this September 4, 2020 by

Maria Lourdes Mateo Santiago
And Jesus Mulero, Jr.

who is personally known to me or has produced drivers licenses as identification.



x Sharee Lyn Mandel

(Notary Seal)