

R

Consideration: \$355,000.00
THIS INSTRUMENT PREPARED BY AND RETURN TO:
CARTER FOREMAN, PLLC
MATTHEW A. FOREMAN, ESQ.
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606
Property Appraisers Parcel Identification (Folio) Numbers: R0122117340001130050

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 16th day of February, 2021 by Migdalia Buxo-Colon and Ruben Colon, husband and wife, whose post office address is 15335 Rester Drive, Brooksville, FL 34613 herein called the GRANTORS, to Ivan Rousseaux Donatien, a single man, whose post office address is 8130 Nightwalker Road, Brooksville, FL 34613, hereinafter called 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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 5, Block 113, Royal Highlands, Unit 9, as per plat thereof as recorded in Plat Book 12, Pages 16 through 28, of the Public Records of Hernando County, Florida, Less Westerly 15' to Hernando County in Official Records Book 995, Page 1463, of said public records.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2020.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Migdalia Buxo-Colon

Migdalia Buxo-colon

Garrett Gajdusek

Witness #1 Printed Name

Ruben Colon

Ruben Colon

Miguel

Witness #2 Signature

Maina Kypel

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, 16th day of February, 2021 by Migdalia Buxo-colon and Ruben Colon, who are personally known to me or have produced FL DL as identification.

SEAL

NOTARY PUBLIC

