

Prepared by and Return to:
Steel City Title
Loni C. Bolls
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCT21-2024
\$19,000.00
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Special Warranty Deed

Made this 28 day of June 2021 A.D., By **Sharon A Prescod and Monette S Bontiffe**, whose post office address is: 1016 Jefferson Blvd, Fishkill, New York 12524, hereinafter called the grantor, to **Maronda Homes, LLC. of Florida, a Florida Limited Liability Company**, whose post office address is: 9416 Camden Field Parkway, Riverview, Florida 33569, 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 2, Block 491, Royal Highlands Unit No. 7, according to map or plat thereof as recorded in Plat Book 12, Pages 83 through 110, inclusive, of the Public Records of Hernando County, Florida.

Property Address: DUCK HAWK RD, SPRING HILL, FLORIDA 34606

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 Grantor(s) reside thereon.

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 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, 2020.

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:

Natalia A Hoyos
Witness Signature
Witness Printed Name Natalia A Hoyos

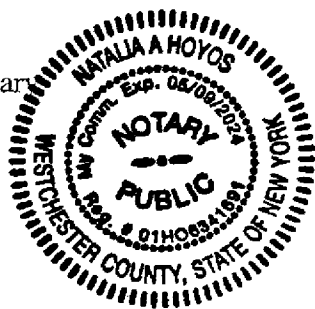
E. I. Almeida
Witness Signature
Witness Printed Name Erica I. Almeida

State of New York
County of Westchester

Sharon A Prescod (Seal)
Sharon A Prescod
Address: 1016 Jefferson Blvd
Fishkill, New York 12524

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of June 2021, by Sharon A Prescod.

[SEAL]
Online Notary




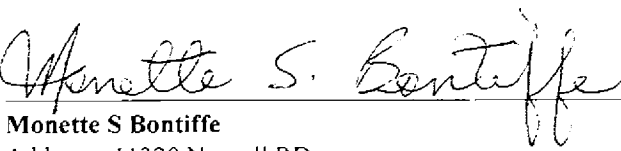
Natalia A Hoyos
Signature of Notary Public
Personally Known ☐ OR
Produced Identification ☒
Type of Identification Produced
New York State Driver's License


(Page 2 of 2)

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:


Witness Signature
Witness Printed Name Carlos La Rosa

 (Seal)
Monette S Bontiffe
Address: 11320 Norvell RD
Spring Hill, FL 34608



Witness Signature
Witness Printed Name Tara Smolski

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of June, 2021, by Monette S Bontiffe

[SEAL]
Online Notary




Signature of Notary Public
Personally Known OR
Produced Identification X
Type of Identification Produced
FLDL