

Prepared by and return to:

Doris Rodriguez
Law Office of Doris M. Rodriguez, P.A.
13753 Linden Drive
Spring Hill, FL 34609
(352) 556-5105
File Number: 2021-78
Will Call No.:

Sales Price: \$10.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of September, 2021 between Evelyn Zena, a single woman whose post office address is 12061 SAPPHIRE DRIVE, Spring Hill, FL 34609, grantor,

and

Ismael Enrique Zena, a single man whose post office address is 12061 SAPPHIRE DRIVE, Spring Hill, FL 34609, as to the remainder interest following a life estate for the life of Evelyn Zena, a single woman, which said life estate Grantor hereby specifically reserves, as 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, Florida** to-wit:

Lot 61, Padron's West Linden Estates, as Per Plat thereof recorded in Plat Book 25, Pages 43-44, Public Records of Hernando County, Florida.

PARCEL IDENTIFICATION NUMBER: R32 223 18 2835 0000 0610

This Warranty Deed has been prepared from information supplied by the parties. No guarantee or opinion on title has been rendered. Title research or other assurance of title was neither requested from nor performed or given by the Law Office of Doris M. Rodriguez, P.A.

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 **12/31/2020**.

GRANTOR reserves unto Grantor for and during Grantor's life, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. GRANTOR further reserves unto Grantor, for and during Grantor's lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale or otherwise so as to terminate the interests of the GRANTEE, as GRANTOR in Grantor's sole discretion shall decide, except to dispose of said property, if any, by devise upon Grantor's death. GRANTOR, further reserves unto Grantor the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEE may possess under this deed. GRANTEE shall hold a remainder interest in the property described herein and upon the death of the GRANTOR, if the property described herein has not been previously disposed of prior to GRANTOR'S death, all

right and title to the property remaining shall fully vest in GRANTEE, subject to such liens and encumbrances existing at that time.

*Grantor and Grantee are used for singular or plural, as the context requires.

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:

Maida Rodriguez
Witness
Printed Name: Maida Rodriguez

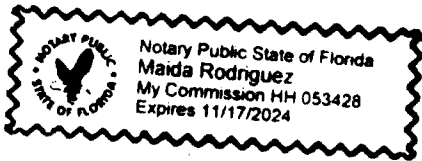
Evelyn Zena
Evelyn Zena

Jaclyn DiMaggio
Witness
Printed Name: Jaclyn DiMaggio

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of September, 2021 by Evelyn Zena who is personally known or has produced a driver's license as identification.

[Seal]



Maida Rodriguez
Notary Public
Print Name: Maida Rodriguez
My Commission Expires: 11/17/2024