

After Recording Return To:
Michele Calderon
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R36 122 21 0870 0530 0170 and R36 122 21 0870 0530 0180
File No.: 21098011

WARRANTY DEED

This Warranty Deed, made the 2nd day of November, 2021, by Jean Smith, an unmarried woman, hereinafter called the grantor, whose post office address is: 2533 37th St. South, St. Petersburg, FL 33711, to Dan-Son Properties, Inc., a Florida Corporation, whose post office address is: 3391 Riverdale Dr., Dade City, FL 33523, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10,000.00 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, Florida, to wit:

Lots 17 and 18, Block 53, RIDGE MANOR ESTATES, UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 10, Page 2, of the Public Records of Hernando County, Florida.

GRANTOR HEREBY CERTIFIES that she and Ronald A. Smith were husband and wife at the time of taking title to the above described property and remained continuously married without interruption until the date of his death.

The property is not the homestead of the Grantor(s).

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 2021, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

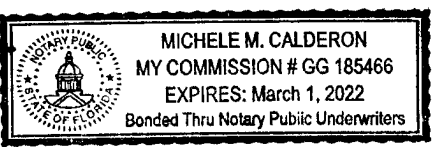
Witness Signature: Michele Calderon Jean Smith
Printed Name: michele m. calderon Jean Smith

Witness Signature: Mary Synahia
Printed Name: Mary Synahia

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of November, 2021 by Jean Smith. He/She/They is/are Personally known to me or Produced drivers license(s) as identification.

Michele Calderon
Notary Public Signature
Printed Name: _____
My Commission Expires: _____



Online Notary (Check Box if acknowledgment done by Online Notarization)