

Prepared by and return to:

Brittany Pugh
Title Forward
600 North Westshore Boulevard
701
Tampa, FL 33609
(267) 908-8999
File No FL-72464

Parcel Identification No R16-223-18-1362-0000-0220

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **18th day of June, 2024** between **Lester Wallace Smith, IV and Clorinda Mary Smith, husband and wife**, whose post office address is _____, of the County of Pasco, FL, Grantors, to **Jodi Mazzone and Guy Mazzone, wife and husband**, whose post office address is **2130 Northwest 91st Terrace, Pembroke Pines, FL 33024**, of the County of Broward, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Hernando, Florida, to-wit:

Lot 22, Amber Woods, Phase II, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 42 and 43, of the Public Records of Hernando County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lester Wallace Smith, IV

Lester Wallace Smith, IV

Clorinda Mary Smith

Clorinda Mary Smith

WITNESS

PRINT NAME: James Hatfield Jr

WITNESS

PRINT NAME: Jodi Sieradzan

*5705 White Trillium Loop
Land O Lakes FL 34639*

WITNESS 1 ADDRESS

*5705 White Trillium Loop
Land O Lakes FL 34639*

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 18TH day of JUNE, 2024, by Lester Wallace Smith, IV and Clorinda Mary Smith.

Jodi Sieradzan
Signature of Notary Public
Print, Type/Stamp Name of Notary

Jodi Sieradzan

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: FL Drivers license

