

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

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This Instrument Prepared by:
David Eppley

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):

R16 121 20 0265 0010 0890

File No.: 15053171

WARRANTY DEED

This Warranty Deed, made the 22nd day of May, 2015, by Glenda E. Langworthy and Tony S. Langworthy, II, hereinafter called the grantor, whose post office address is: 8464 Adrian Drive, Brooksville, FL 34613, to Roleisy Cardenas Cabrera, whose post office address is: PO Box 261861, Tampa, FL 33685, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$55,000.00 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:

The West 1/2 of TRACT 89 of an unrecorded subdivision known as DEED HAVEN ESTATES, said tract being more particularly described as follows:

The West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 21 South, Range 20 East, Hernando County, Florida, LESS the South 25 feet thereof for road right-of-way.

The East 1/2 of TRACT 89 of an unrecorded subdivision known as DEED HAVEN ESTATES, said tract being more particularly described as follows:

The East 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 21 South, Range 20 East, Hernando County, Florida, LESS the South 25 feet thereof for road right-of-way.

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 2014, 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

Emily Cruz

Witness Signature:
Printed Name:

Witness Signature:
Printed Name:

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 22 day of May, 2015 by Tony S. Langworthy, who is/are personally known to me or has/have produced _____ as identification.

Notary Public Signature
Printed Name:

My Commission Expires:



REBECCA JACOBS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE134492
Expires 10/4/2015

Witness Signature: [Signature] Glenda E. Langworthy
Printed Name: Tricia S. Ward Glenda E. Langworthy
Witness Signature: [Signature] John Alan Langworthy
Printed Name: DAVID EPPLEY by John Alan Langworthy
Attorney In Fact
[Signature]
Glenda E. Langworthy
[Signature]
by Kendra L. Sittig
Attorney In Fact

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 22nd day of May, 2015 by John Alan Langworthy and Kendra L. Sittig, individually and Attorney In Fact for Glenda E. Langworthy, who is/are personally known to me or has/have produced _____ as identification.

[Signature]
Notary Public Signature
Printed Name: DAVID EPPLEY

My Commission Expires: 1/9/2018

