

Prepared by and return to:
Jamie Terpening, an employee of
Public Title Services, LLC
215 E. Colonial Drive
Orlando, Florida 32801

File Number: 22-0393

Consideration: **\$80,000.00**

General Warranty Deed

Made this 21st day of July, 2022 A.D. By **Timika Watkins Clifton Watkins**, hereinafter called the grantor, to **J Santos Delgado Guzman, a single man**, whose post office address is: 506 Estates Pl, Longwood, Florida 32779, 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, liens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lots 7, 8, 9 and 10, Block 84, Ridge Manor Estates, Unit No. 2, according to the Plat thereof, recorded in Plat Book 10, Page(s) 2 through 27, of the Public Records of Hernando County, Florida.

This is not the Homestead of the Grantor

Parcel ID Number: **R36 122 21 0870 0840 0070**

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 December 31, 2021

Prepared by and return to:
Jamie Terpening, an employee of
Public Title Services, LLC
215 E. Colonial Drive
Orlando, Florida 32801

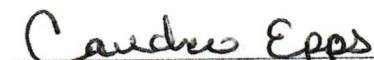
File Number: 22-0393

Consideration: **\$80,000.00**

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 Printed Name Joseph Epps

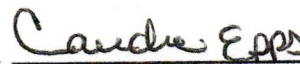

Witness Printed Name Candice Epps

State of South Carolina
County of Cherokee


Timika Watkins (Seal)
Address: 5490 Longbranch Dr. Darzell SC 29040


Clifton Watkins (Seal)
Address: 5490 Longbranch Dr. Darzell SC 29040

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of July, 2022, by Timika Watkins Clifton Watkins, who is/are personally known to me or who has produced valid government issued photo ID as identification.


Notary Public
Print Name: Candice Epps
My Commission Expires: June 27, 2029

