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

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signea, sealea and delivered in our presence.	
Witness Printed Name Joseph Epps	Timika Watkins Address: 5490 Longbranch Dr. Dalzell 5C 24040
Carden Epps Witness Printed Name Candice Epp5	Cliffon Watkins Address: 5490 Long branch Dr. Delzell SC 1904D
State of South Caroling County of Cherokee	
The foregoing instrument was acknowledged before me by mean 2022, by Timika Watkins Clifton Watkins, who is/are personally identification.	s of [Physical presence or [] online notarization, this 20 day of July, who we have produced valid government issued photo ID as Notary Public Outlier Epps Print Name: Outlier Epps
	My Commission Evaires: 510cd 07 2029

