

PREPARED BY C. Blake Holtzhowe, Esq.
AND RETURN TO: R. Seth Mann P.A.
38109 Pasco Avenue
Dade City, FL 33525

WARRANTY DEED

THIS WARRANTY DEED, executed this **FEBRUARY 6, 2025**, between

GRANTOR: LISA A. TEJERA, unremarried surviving spouse of JOSE TEJERA, JR., deceased, of 34193 Carpenter Circle, Webster, FL 33597, and

GRANTEE: LISA A. TEJERA, a single woman, of 34193 Carpenter Circle, Webster, FL 33597

who is granted:

an enhanced life estate without liability for waste, and retaining full power and authority during the life tenancy to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in whole or in part, with or without consideration; without the requirement of joinder or signature of any other life tenant or remainder interest holder; and with full power and authority to retain any and all proceeds generated thereby,

and **MAYLEN TEJERA and EVELYN JUSTINE PURVIS, as Joint Tenants With Right Of Survivorship**

who is granted:

the remainder interest, subject to the life tenant's retained rights described herein.

WHEREFORE, the Grantor, in consideration of the sum of Ten Dollars (\$10.00), hereby conveys and confirms unto the Grantee all of the interest of the Grantor, in the property ('the Property') described as follows:

Lots 14 and 15, Block 51, RIDGE MANOR ESTATES UNIT 2 according to the plat recorded in Plat Book 10, Pages 2 to 27, of the Public Records of Hernando County, Florida.


**Parcel ID No(s): R36 122 21 0870 0510 0140 and
R36 122 21 0870 0510 0150**

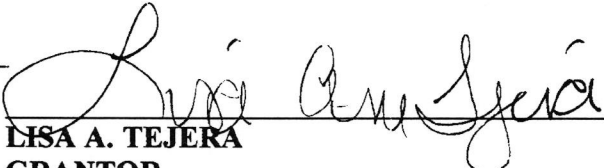
THIS PROPERTY IS THE HOMESTEAD PROPERTY OF THE GRANTOR

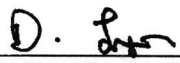
together with all the tenements, hereditaments and appurtenances thereto, belonging or in any way appertaining, including the rights of the Grantor, if any, in and to any road or rights-of way, adjacent or appurtenant to the Property, and together with all improvements, including, but not limited to all fixtures, plumbing, appliances, heating, ventilation and air conditioning equipment, all furniture and furnishings, and all personal property located on the Property, to have and to hold the same in fee simple forever.

Grantor covenants with Grantee that Grantor is indefeasibly seized of said land; that the Grantor has full right and power to convey the land in fee simple, except as described above; that said land is free from all encumbrances except as described above; that Grantor will make such further assurances to perfect the fee simple title to said land in the Grantee as may reasonably be required.

IN WITNESS WHEREOF the Grantor has executed this warranty deed on the day and year written above.



C. BLAKE HOLTZHOWER, Witness
38109 Pasco Avenue
Dade City, FL 33525

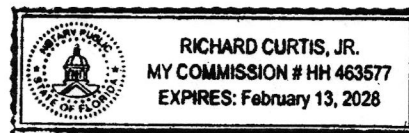

LISA A. TEJERA
GRANTOR


DEREK LYMAN, Witness
38109 Pasco Avenue
Dade City, FL 33525


**STATE OF FLORIDA
COUNTY OF PASCO**

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this **FEBRUARY 6, 2025**, by the Grantor, **LISA A. TEJERA** who is personally known to me or ☒ who has produced FL Driver's License as identification and who did not take an oath.


RICHARD CURTIS, JR.
NOTARY PUBLIC - STATE OF FLORIDA



I hereby certify that I prepared this instrument from information given to me by the parties hereto. I have made no examination as to the marketability of the title and therefore assume no responsibility for the accuracy of description or condition of title.


C. Blake Holtzhower, Esquire