

Prepared by and return to:

Josephine Lee Larkin

Employee

Larkin & Larkin Title Services, LLC

14130 7th St

Dade City, FL 33525

352-545-0090

File Number: 23-06-18 JL/RH

\$85,000.00

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Warranty Deed

This Warranty Deed made this 29 day of Julyne, 2023 between Mario Gomez and Teresita Gomez, husband and wife, whose post office address is 18625 Powerline Road, Dade City, FL 33523, grantor, and Francisco Archbold and Nadine Archbold, husband and wife, whose post office address is 5231 Camberlea Avenue, Zephyrhills, FL 33541, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

Lot 1, 2 and 3, Block 23, RIDGE MANOR ESTATES, UNIT 3, according to the map or plat thereof as recorded in Plat Book 10, Page 94, Public Records of Hernando County, Florida.

Parcel Identification Number: R24 122 21 0880 0230 0010

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE ANY PORTION OF THE HOMESTEAD PROPERTY OF THE GRANTOR(S) HEREIN.

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, 2022**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lori Sanchez
Witness Name: Lori Sanchez

Mario Gomez (Seal)
Mario Gomez

Josephine Lee Larkin
Witness Name: Josephine Lee Larkin
(Witnesses as to both grantors herein)

Teresita Gomez (Seal)
Teresita Gomez

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of June, 2023 by Mario Gomez and Teresita Gomez, husband and wife, who are personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

