

Prepared by:
Serenity Title, LLC
Karisa Zamy
102 South Westland Avenue
Tampa, FL 33606

After Recording Return To:
Florida Home Exchange LLC
2819 Safe Harbor Drive
Tampa, FL 33618

File Number: 2024-1715
Parcel ID: 21-24-27-0500-00000-0010

Warranty Deed

This WARRANTY DEED dated July 19, 2024, by **Julia O'Neil, a widow, of 5245 Dartmouth Avenue North, St. Petersburg, FL 33710, ("the Grantor")** to **Florida Home Exchange LLC, a Florida Limited Liability Company, of 2819 Safe Harbor Drive, Tampa, FL 33618, ("the Grantee")**:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, the successors and assigns of the corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Pasco, State of Florida, viz:

Lots 1, 2, 3 and 4 of M. TUCKER'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1 Page 66, of the Public Records of Pasco County, Florida. Together with that part of vacated alley lying North of and adjacent to said Lots and the East 1/2 of vacated alley lying West of and adjacent to Lots 1,2,3,4 and the extension of Lot 1, per Resolution recorded in Book 3727 Page 1384, of the Public Records of Pasco County, Florida.

More commonly known as: 14329 14th Street, Dade City, FL 33523

Subject to easements, restrictions, reservations and limitations of record, if any 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 lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2023.

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

Julia O'Neil

WITNESS

PRINT NAME: Karen L. Hale

2098 Seminole Blvd
Largo, FL 33778
 PHYSICAL MAILING ADDRESS

WITNESS

PRINT NAME: Matthew D. Hale

2098 Seminole Blvd
Largo, FL 33778
 PHYSICAL MAILING ADDRESS

STATE OF FLORIDA
 COUNTY OF PINELAS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 19th day of July, 2024, by Julia O'Neil.

Signature of Notary Public
 Print, Type/Stamp Name of Notary

Personally Known: Karen L. Hale OR Produced Identification: ☒

Type of Identification

Produced: Drivers License

