

Prepared by and return to:  
Cheryl Alvarez Herny  
Dynamic Title Services, LLC  
2150 Seven Springs Blvd  
New Port Richey, Florida 34655

File Number: 17-1794

\$165000.00

2017204439

Rept: 1919609 Rec: 35.50  
DS: 1155.00 IT: 0.00  
12/27/2017 L. S., Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
12/27/2017 11:04am 1 of 4  
OR BK 9655 PG 647

## General Warranty Deed

Made this December 18, 2017 A.D. By Michael J Coco whose post office address is 215 Plantation Rd, Townville SC 29689, Marlene Defrancesco whose post office address is 110 Creekside Lane, Mineral Bluff, GA 30559, Frances M. Coco whose post office address is 10 Aunt Sukeys Way, Provincetown, MA 02657, and Frank Lomozik whose post office address is 5227 Merit Drive, New Port Richey FL 34652, as tenants in common, hereinafter called the grantors, to Osman Pracic and Elvedina Pracic, husband andwife, whose post office address is: 4733 Whitetail Ln, New Port Richey, Florida 34653, 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, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pasco County, Florida, viz:

Lot 59, Park Lake Estates, Unit Seven, Phase Two according to the map or plat thereof as recorded in Plat Book 26, Pages 18 and 19 of the Public Records of Pasco County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 14-26-16-005D-00000-0590

**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, 2017.

**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 Bethany Aiken

  
(Seal)  
Michael J Coco

Address: 215 Plantation Rd, Townville, South Carolina 29689

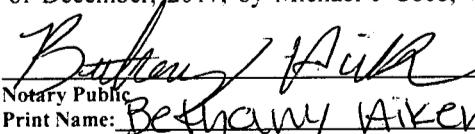
Witness Printed Name Andrew Sutton

(Seal)

State of SC  
County of Anderson

**BETHANY AIKEN**  
Notary Public, State of South Carolina  
My Commission Expires 9/19/2026

The foregoing instrument was acknowledged before me this 18th day of December, 2017, by Michael J Coco, who is/are personally known to me or who has produced FL as identification.

  
Notary Public  
Print Name: Bethany Aiken  
My Commission Expires: 09/19/2026



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OR BK 9655 PG 648  
2 of 4

File Number: 17-1794

\$165000.00

Signed, sealed and delivered in our presence:

Cheryl Alvarez Herny

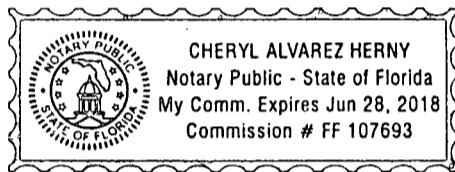
Witness Printed Name \_\_\_\_\_

Kristin Leonard

Witness Printed Name \_\_\_\_\_

State of FL  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this 18th day of December 2017, by Frank Lomozik, who is/are personally known to me or who has produced FL as identification.



Frank Lomozik \_\_\_\_\_ (Seal)

Frank Lomozik

Address: 5227 Merit Drive, New Port Richey FL 34652

\_\_\_\_\_ (Seal)

Cheryl Alvarez \_\_\_\_\_

Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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OR BK **9655** PG **649**  
**3** of **4**

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Signed, sealed and delivered in our presence:

Samantha Rose  
Witness Printed Name Samantha Rose  
Amanda Morris  
Witness Printed Name Amanda Morris

State of MA  
County of Barnstable

The foregoing instrument was acknowledged before me this 18th day of December, 2017, by Frances M. Coco, who is/are personally known to me or who has produced ~~PL~~ as identification.

MA

Frances M. Coco  
Frances M. Coco  
Address: 10 Aunt Sukey's Way, Provincetown MA 02657  
\_\_\_\_\_  
(Seal)

Trevor A. McCarthy  
Notary Public  
Print Name: Trevor A. McCarthy  
My Commission Expires: 9-18-20



TREVOR A. MCCARTHY  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires September 18, 2020

Prepared by and return to:  
Cheryl Alvarez Herry  
Dynamic Title Services, LLC  
2150 Seven Springs Blvd  
New Port Richey, Florida 34655

OR BK 9655 PG 650  
4 of 4

File Number: 17-1794

\$165000.00

Signed, sealed and delivered in our presence:

Witness Printed Name John F. Jenkins

Witness Printed Name Tanya M. Vanbuten

State of GA  
County of FANNIN

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 2017, by Marlene Defrancesco, who is/are personally known to me or who has produced FL as identification.

(Seal)

Marlene Defrancesco

Address: 110 Creek side Lane, Mineral Bluff, GA 30559

(Seal)

Notary Public  
Print Name: John F. Jenkins

My Commission Expires: 3/31/2019

