

This Instrument Prepared by:

Jeff Bartilucci  
Digital Title Solutions  
607 West Horatio Street  
Tampa, FL 33606

After Recording Return to:

Karen Dearborn  
7804 Oldfield Road  
New Port Richey, FL 34653

Parcel Identification Number:  
03-26-16-0020-00000-0560

(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 14th day of April, 2023 between Jessie Crain, an unmarried man, whose mailing address is 11329 North G Martinelli Boulevard, Citrus Springs, FL 34433 ("Grantor") to, Karen Dearborn, an unmarried woman whose mailing address is 7804 Oldfield Road, New Port Richey, FL 34653 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Pasco County, Florida and fully described as follows:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

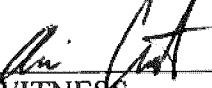
IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

  
WITNESS  
PRINT NAME: Joy M. Gawrysiak

GRANTOR:

  
Jessie Crain

  
WITNESS  
PRINT NAME: Ariana Contreras

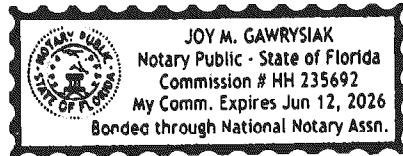
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH*12-12*

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14<sup>th</sup> day of April, 2023, by Jessie Crain.

  
Signature of Notary Public

Joy M. Gawrysiak

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: 

Type of Identification

Produced: *D.L.*

**EXHIBIT "A"**

Property Address: **7441 Cypress Drive  
New Port Richey, FL 34653**

Lot 56, LAKEWOOD VILLAS UNIT 2, according to the plat thereof recorded in Plat Book 7, Page 125, of the Public Records of Pasco County, Florida.