

Prepared by and return to:

This instrument prepared by: **Kimberly Hensley**
Law Office of Jeffrey Hensley, P.A.
2600 Tampa Road
Palm Harbor, FL 34684
(727) 781-3433
File No.: **2023-18**

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this **14th day of August, 2023** by **Sandra J. Piper, unmarried** hereinafter called the grantor, whose post office address is: **8010 Los Alamos Dr, Port Richey, FL 34668**

To: **Danys Cabrera Garcia, a single man**, whose post office address is: **3519 Chauncy Road, Holiday, FL 34691**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Two Hundred Sixty-Two Thousand and 00/100 (**\$262,000.00**) Dollars, 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 situated in **Pasco County, Florida**, viz:

Lot 1017, Aloha Gardens Unit Nine, according to the Plat thereof recorded in Plat Book 11, Page 34, of the Public Records of Pasco County, Florida.

Parcel Identification Number: 25-26-15-006D-00001-0170

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

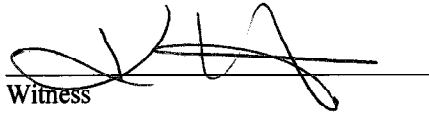
To Have and to Hold, the same in fee simple forever.

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 12/31/2022, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

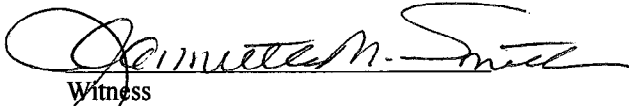
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:


Witness

Printed Name: Kimberly S. Hensley
P.O. Address: 2600 Tampa Rd.
Palm Harbor, FL 34684


Sandra J. Piper

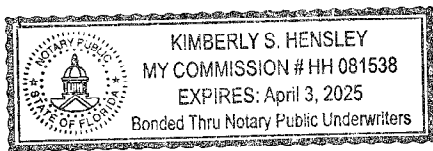

Witness


Printed Name: Jeannette M. Smith
P.O. Address: 4175 Woodlands Pkwy
Palm Harbor, FL 34685

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of August, 2023 by Sandra J. Piper who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: Kimberly S. Hensley
My Commission Expires: 04/03/2025