

**S/H**

Prepared by and return to:

**Larry S. Hersch**  
**Attorney at Law**  
**Larry S. Hersch, Esq., P.A.**  
**12249 U.S. Highway 301 Post Office Box 1046**  
**Dade City, FL 33526**  
**352-567-2442**

File Number: **LINTON and WILLIAMS ESTATES-Romarie**

Sale Price: \$143,000.00 (Doc. Stamps previously paid)

[Space Above This Line For Recording Data]

## **Warranty Deed**

**This Warranty Deed** made this 4th day of December, 2019 between **Laura Ann Nobles**, as Beneficiary of the Estate of **Sylvia A. Linton Williams**, Deceased, whose post office address is 39800 Sunburst Drive, Dade City, FL 33525; **Charles N. Linton**, as Beneficiary of the Estate of **Carnes D. Linton**, Deceased, whose post office address is 36928 Center Avenue, Dade City, FL 33525; **Patricia Ann Dispenza**, as Beneficiary of the Estate of **Sylvia A. Linton Williams**, Deceased, whose post office address is 1211 Indiana Street, Palm Harbor, FL 34683; **Marcus Copeland**, as Beneficiary of the Estate of **Sylvia A. Linton Williams**, Deceased, whose post office address is 5783 Chipola Circle, Orlando, FL 32809; **Ferris Williams**, as Beneficiary of the Estate of **Sylvia A. Linton Williams**, Deceased, whose post office address is 13643 Sheila Lynn Court, Dade City, FL 33525; and **Barney F. Williams**, as Beneficiary of the Estate of **Sylvia A. Linton Williams**, Deceased, whose post office address is 40028 Sunburst Drive, Dade City, FL 33525, grantor, and **Romarie Sanchez Medina,LLC**, a Florida limited liability company whose post office address is 27968 Wild Sienna Loop, Wesley Chapel, FL 33544, grantees:

(Whenever used herein the terms grantor and grantees 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 **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Pasco County, Florida**, to-wit:

**The South 17.00 feet of that of the N ½ of the N ½ of the NE ¼ of the SE ¼ of Section 34, Township 24 South, Range 21 East, Pasco County, Florida, lying West of the right of way on U.S. Highway 301; less and except the East 870.00 feet thereof and less the West 190.00 feet thereof.**

**And; the North 186.33 feet or that part of the S ½ of the N ½ of the NE ¼ of the SE ¼ of Section 34, Township 24 South, Range 21 East, Pasco County, Florida, lying West of the right of way on U.S. Highway 301; less and except the East 870.00 feet thereof; less the North 146.33 feet of the West 190.00 feet thereof; and less the West 40.00 feet thereof for right of way on Tenth Street.**

**Parcel Identification Number: 34-24-21-0000-16600-0020**

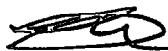
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor hereby covenants with said grantees that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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 Name: Laura S. Nobles



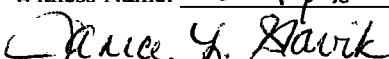
Laura Ann Nobles



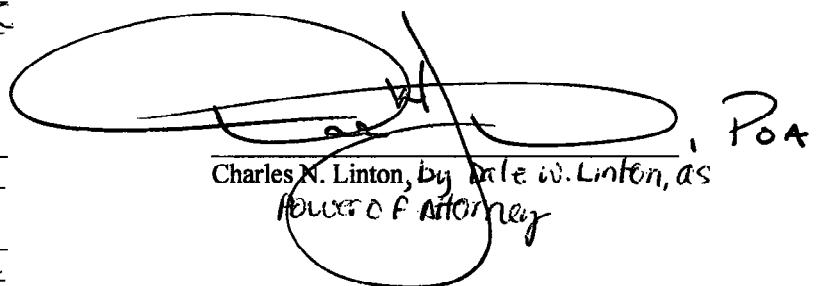
Witness Name: Janice L. Slavik



Witness Name: Patricia Dispenza



Witness Name: Janice L. Slavik



Charles N. Linton, by Dale W. Linton, as  
Power of Attorney, PoA

Witness Name: \_\_\_\_\_

Patricia Dispenza

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

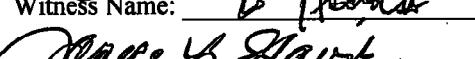
Marcus Copeland

Witness Name: \_\_\_\_\_

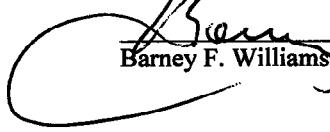
Farris Williams



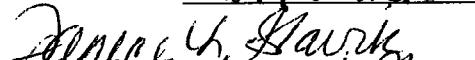
Witness Name: Farris Williams



Witness Name: Janice L. Slavik



Witness Name: Barney F. Williams



Witness Name: Janice L. Slavik

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 Name: \_\_\_\_\_

Laura Ann Nobles

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Charles N. Linton

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Jamie Van Dine  
Witness Name: THOMAS MATTILLO  
✓  
Witness Name: Daniel Clarke

Patricia Dispenza  
Patricia Dispenza

Witness Name: \_\_\_\_\_

Marcus Copeland

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Farris Williams

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Janice L. Slavik  
Witness Name: Janice L. Slavik

Barney F. Williams

Barney F. Williams

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 Name: \_\_\_\_\_

Laura Ann Nobles

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Charles N. Linton

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Patricia Dispenza

Witness Name: \_\_\_\_\_

Tammy Burnell  
Witness Name: Tammy Burnell

Joshua Smith  
Witness Name: Joshua Smith

Witness Name: \_\_\_\_\_

Farris Williams

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Janice L. Slavik  
Witness Name: Janice L. Slavik

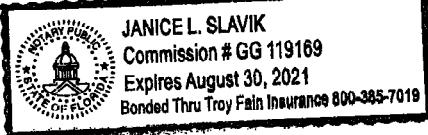
Barney F. Williams

Barney F. Williams

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, 2019 by Laura Ann Nobles, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]



Janice Lynn Slavik  
Notary Public

Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of November, 2019 by Charles N. Linton, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of November, 2019 by Patricia Dispenza, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: \_\_\_\_\_

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

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 4th day of November, 2019 by Laura Ann Nobles, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]

Notary Public

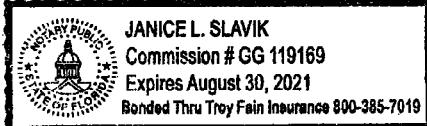
Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 4th day of <sup>December</sup> November, 2019 by Charles N. Linton, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]



Janice Lynn Slavik  
Notary Public

Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021

State of Florida  
County of Pinellas

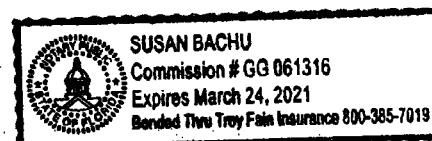
The foregoing instrument was acknowledged before me this 26th day of November, 2019 by Patricia Dispenza, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]

Susan A Bachu  
Notary Public

Printed Name: Susan A Bachu

My Commission Expires: 3/24/21



State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 24 day of November, 2019 by Marcus Copeland, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]



Jordan Stevenson  
Comm. #GG327215  
Expires: April 23, 2023

Notary Public

Printed Name:

JORDAN STEVENSON

My Commission Expires:

4/23/23

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 3rd day of November, 2019 by Farris Williams, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 22nd day of November, 2019 by Barney F. Williams, who  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of November, 2019 by Marcus Copeland, who [ ] is personally known to me or [X] has produced a Florida driver's license as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

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

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of November, 2019 by Farris Williams, who [ ] is personally known to me or [X] has produced a Florida driver's license as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

Printed Name: Janice Lynn Slavik \_\_\_\_\_

My Commission Expires: August 30, 2021 \_\_\_\_\_

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, 2019 by Barney F. Williams, who [ ] is personally known to me or [X] has produced a Florida driver's license as identification.

[Notary Seal]



*Janice L. Slavik*  
\_\_\_\_\_  
Notary Public

Printed Name: Janice Lynn Slavik \_\_\_\_\_

My Commission Expires: August 30, 2021 \_\_\_\_\_