

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)

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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, grantee:

(Whenever used herein the terms 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, 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 grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, 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

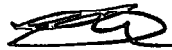
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

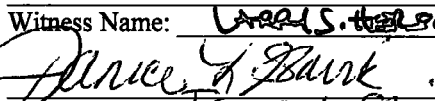
And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under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


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

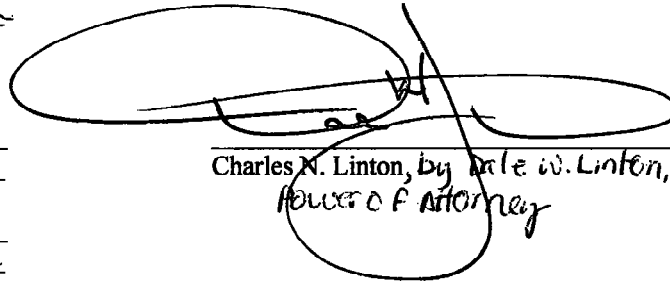
Signed, sealed and delivered in our presence:


Witness Name: Larry S. Hersch


Laura Ann Nobles


Witness Name: Janice Y. Slavik


Witness Name: Janice Y. Slavik


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

Witness Name: _____


Patricia Dispenza

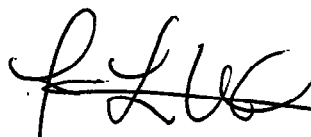
Witness Name: _____

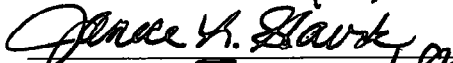
Witness Name: _____


Marcus Copeland

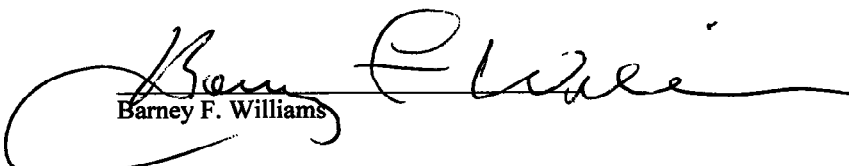
Witness Name: _____

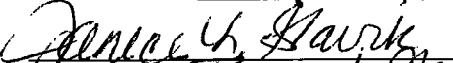

Witness Name: Larry S. Hersch


Farris Williams


Witness Name: Janice Y. Slavik


Witness Name: Larry S. Hersch


Barney F. Williams


Witness Name: Janice Y. 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: ~~James Van Tine~~

Patricia Dispenza

Witness Name: Daniel Clarke

Witness Name: _____

Marcus Copeland

Witness Name: _____

Witness Name: _____

Farris Williams

Witness Name: _____

Witness Name: _____

Witness Name: Janice L. Slavik

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: _____

Tommy Buwell
Witness Name: Tommy Buwell

Marcus Copeland

Marcus Copeland

Josh R Smith
Witness Name: Joshua Smith

Witness Name: _____

Farris Williams

Witness Name: _____

Witness Name: _____

Janice L. Garvik
Witness Name: Janice L. Garvik

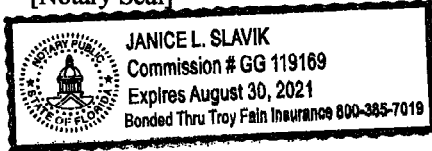
Barney F. Williams

Barney F. Williams

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 22nd 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 L 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 _____ 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

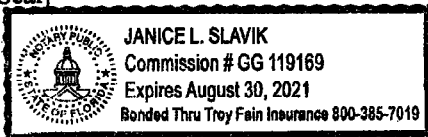
Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 4th ^{December} day of November, 2019 by Charles N. Linton, who
☐ is personally known to me or ☒ has produced a Florida driver's license as identification. ^{by Duke W. Linton, POA}

[Notary Seal]



Notary Public

Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021

State of Florida
County of Pinellas

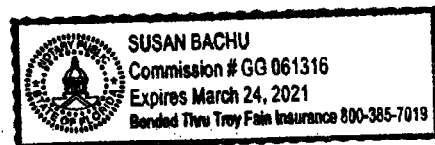
The foregoing instrument was acknowledged before me this 26th day of November, 2019 by Patricia Dispenza, who ☐ is
personally known to me or ☒ has produced a Florida driver's license as identification.

[Notary Seal]

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 26 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~~ ^{December}, 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

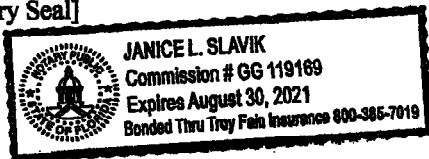
My Commission Expires:

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 ☒ 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 ☒ has produced a Florida driver's license as identification.

[Notary Seal]

Notary Public

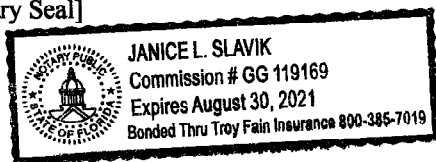
Printed Name: Janice Lynn Slavik

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]



Janice L. Slavik
Notary Public

Printed Name: Janice Lynn Slavik

My Commission Expires: August 30, 2021