

Prepared by and return to:  
Brittany Rayborn  
MANATEE TITLE, LLC  
2468 North Essex Avenue  
Hernando, Florida 34442  
21-030

### General Warranty Deed

Made this 02-12-2021 2021 A.D. By **Maria Benitez**, a single person whose post office address is: 175-44 Underhill Ave, Fresh Meadows, NY 11365 and **Melania Lopez**, a married person, whose post office address is: 21 Lakeside Ave Unit 301, Pompton Lakes, New Jersey 07442, hereinafter called the grantor, to **Betty Ward Harrison, a married person**, whose post office address is: 6121 E. Ivy Ln, Inverness, Florida, 34452, 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 and No/100 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 Citrus County, Florida, viz:

**Lot 14, Block A of HILLS COUNTRY SIDE ESTATES UNIT 2, according to the plat thereof as recorded in Plat Book 11, Page(s) 142 and 143, of the Public Records of Citrus County, Florida.**

Parcel ID Number: **19E19S140020 000A0 0140**

**Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.**

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

**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, 2020.

**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:*

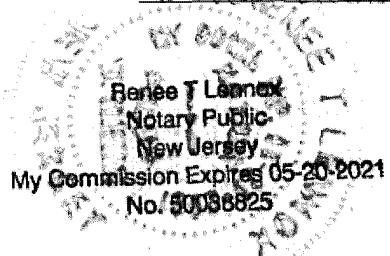
*Ava Oliver*  
Witness Printed Name: Ava Oliver

*Melania Lopez* (Seal)  
**Melania Lopez**  
Address: 21 Lakeside Ave Unit 301  
Pompton Lakes, New Jersey 07442

*Bayan Darvich*  
Witness Printed Name: Bayan Darvich

State of NEW JERSEY  
County of Passaic

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2-12- 2021, by Melania Lopez, who is/are personally known to me or who has produced Driver's License as identification.



*Berlee T Lenny*  
Notary Public:  
Printed Name: Berlee T Lenny  
My Commission Expires: 05 20 2021

*Brittany Rayborn*  
Witness Printed Name: Brittany Rayborn

*Maria Benitez* (Seal)  
**Maria Benitez**  
Address: 175-44 Underhill Ave,  
Fresh Meadows, NY 11365

*Sheryl L. Craig*  
Witness Printed Name: SHERYL L. CRAIG

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this February 18, 2021, by Maria Benitez, who is/are personally known to me or who has  
produced Valid Driver License as identification.

*Brittany Rayborn*  
Notary Public: Brittany Rayborn  
My Commission Expires: 07-06-21

