

Prepared by and return to:

**Sandra Epperson Rich**  
**Attorney at Law**  
**Epperson & Rich, PLLC**  
**8401 J R Manor Drive Ste 100**  
**Tampa, FL 33634**  
**813-886-8500**  
File Number: 23-0016

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## Warranty Deed

**This Warranty Deed** made this 11th day of January, 2024 between **Iris I. Allegretti, a married woman, f/k/a Iris I. Jegust, as Trustee under the Iris I. Jegust Declaration of Trust dated January 20, 2021 and Individually,** whose post office address is **712 E. Reehill Street, Lecanto, FL 34461,** grantor, and **Dayana Fernandez, a single woman, and Freddy G. Navarro Urtecho, a single man, joint with right of survivorship,** whose post office address is **7360 Ulmerton Road #26D, Largo, FL 33771,** 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 **Pinellas County, Florida,** to-wit:

**Unit D, Building 26, Rosetree Village, Phase IIB, according to the map or plat thereof as recorded in Plat Book 88, Page 69, Public Records of Pinellas County, Florida.**

**Parcel Identification No.: 07-30-16-77090-026-0040**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 712 E. Reehill Street, Lecanto, FL 34461.**

**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 claiming by, through or under grantors.

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:

William Allen Louton  
Witness Name: 11990 SW 142 PL.  
Witness Address: Dunnellon FL 34432

Iris I. Allegretti AKA Iris I. Jegust  
Iris I. Allegretti, a married woman, f/k/a Iris I. Jegust, as Trustee under the Iris I. Jegust Declaration of Trust dated January 20, 2021 and Individually  
1-10-24

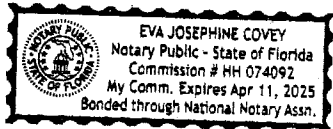
Eva Josephine Covey  
Witness Name: ~~Dunnellon FL~~ Eva Josephine Covey  
Witness Address: 11990 SW 142 Pl. Dunnellon, FL 34432

\*\*\*PRINTED NAME AND ADDRESS OF EACH WITNESS REQUIRED TO RECORD\*\*\*

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of January, 2024 by Iris I. Allegretti, a married woman, f/k/a Iris I. Jegust, as Trustee under the Iris I. Jegust Declaration of Trust dated January 20, 2021 and Individually, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Eva Josephine Covey  
Notary Public

Printed Name: EVA Josephine Covey

My Commission Expires: 4-11-25