

This Warranty Deed

Made this 30th day of October
by Richard Drankwalter and Paula
Drankwalter, husband and wife

A.D. 2002

hereinafter called the grantor, to
Jason Yungmann

whose post office address is:
518 Underwood Ave
Brooksville, Fl 34601

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 \$ 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 **Hernando** County, Florida, viz:

Lot 2, Block 2, HAMMOCK HEIGHTS, Phase 1, as per plat thereof, as recorded in Plat Book 18, Pages 41 & 42, Public Records of Hernando County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: R15-222-19-2285-0002-0020

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 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, 2002

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:

Joan Marie Proida
Name: JOAN MARIE PROIDA

Mark A. Brown
Name: Mark A. Brown

Name: _____

Name: _____

Rev R. Drankwalter
Name & Address: Richard Drankwalter ☐ LS

Paula Drankwalter
Name & Address: Paula Drankwalter ☐ LS

4007 Tanager Lane
Name & Address: Brooksville, Fl 34601 ☐ LS

Name & Address: _____ ☐ LS

State of **Florida**
County of **Hernando**

The foregoing instrument was acknowledged before me this 30th day of October, 2002

Richard Drankwalter and Paula Drankwalter, husband and wife

who is personally known to me or who has produced

as identification.

Drivers License

JOAN MARIE PROIDA
Notary Public, State of Florida
My comm. exp. June 6, 2004
Comm. No CC942768

Joan Marie Proida
Notary Public
Print Name: _____
My Commission Expires: _____

PREPARED BY: Joan Marie Proida
RECORD & RETURN TO:
Hernando Title Services, Inc.
615 West Jefferson Street
Brooksville, Florida 34601
File No: H-6537