

This instrument was prepared by and return to:

Name Paul H. Nessler, Jr.
Attorney at Law
Address 10002 Cortez Boulevard
SPRING HILL, FLORIDA 34613

Consideration: \$509000
10RE431

Parcel ID No.
Grantee S.S. No. _____
Name: OSHO, LLC,
a Florida Limited Liability Company

(Space above this line for recording data.)

WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

This Indenture, made this 10th day of Feb., 2011, Between Robert Whittel and Naomi Balcombe aka Naomi L. Whittel, HUSBAND AND WIFE, whose post office address is 4816 SW 95th Terrace, Gainesville, Florida 32608-7122, party of the first part, and OSHO, LLC, a Florida Limited Liability Company, whose post office address is 15215 Cortez Boulevard, Brooksville, Florida 34613, party of the second part,

Witnesseth that said party of the first part, for and in consideration of the sum of *****TEN AND NO/100's*****Dollars, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 5, PINE ISLAND REPLAT, according to the Plat thereof as recorded in Plat Book 6, Page 72, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2011 and subsequent years.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD, NOR IS IT CONTIGUOUS TO GRANTOR'S HOMESTEAD, AS MADE AND PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON THE PROPERTY OR IS NOW OR EVER HAS BEEN ADJACENT TO THE PROPERTY.

and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

Witness 1: Paul H. Nessler, Jr.
Printed: PAUL H. NESSLER, JR.

Witness 2: GREGA B
Printed: GREGA B

Signed: Robert Whittel (Seal)
Printed: Robert Whittel

Signed: Naomi Balcombe aka Naomi L. Whittel (Seal)
Printed: Naomi Balcombe aka Naomi L. Whittel

by her attorney in fact

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 10th day of Feb., 2011, by Robert Whittel and Naomi Balcombe aka Naomi L. Whittel, HUSBAND AND WIFE, ☐ who is/are personally known to me OR ☒ who has/have produced DRIVER'S LICENSE as identification.

NOTARY PUBLIC
Sign Paul H. Nessler, Jr.
Print PAUL H. NESSLER, JR.

My Commission Expires:

(Notary Seal)

