Instr #2015055371 BK: 3287 PG: 551, Filed & Recorded: 9/23/2015 12:23 PM ADM Deputy Clk, #Pgs:4
Don Barbee Jr,Clerk of the Circuit Court Hernando CO FL Rec Fees: $35.50 Deed Doc Stamp: $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:

AMBER JADE F. JOHNSON, Attorney
471 North Maitland Avenue
Maitland, Florida 32751
(407) 786-2388

R-ENV

Tax Parcel Number: R09 223 17 3233 0000 0530
RETURN BY: MAIL (XX) PICK UP ( )

WARRANTY DEED
(4258 Rachel Boulevard, Spring Hill, Florida 34607-2503)

This Indenture, by and between, DONALD S. MANNINEN, a single man, whose address is: 4258 Rachel Boulevard, Spring Hill, Florida 34607 hereinafter referred to as the **Grantor,** to **DONALD S. MANNINEN**, a single man, whose address is: 4258 Rachel Boulevard, Spring Hill, Florida 34607-2503, and **KIMBERLY SHOLLACK, also known as KIMBERLY MARVEL,** a married woman, whose address is: 8886 Parkside Drive, Livonia, Michigan 48150 as **joint tenants with rights of survivorship** hereinafter referred to as the **Grantee.**

WITNESSETH:

WHEREAS, JOSEPH B. BANKS, a resident of Hernando County, Florida, was seized and possessed of the real property hereinafter described, died on April 1, 2009.

WHEREAS, title to said property passed to the DONALD S. MANNINEN, the surviving joint tenant with right of survivorship as of the date of death of JOSEPH B. BANKS. This deed was recorded in the Hernando County Official Records Book 861, Page 1981 on April 29, 1992.

Grantor, in consideration of $10.00 and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged by Grantor, does grant, sell, and convey to Grantee and Grantee's heirs and assigns forever the following described real property situated in the County of **Hernando,** State of Florida, together with all of the rights of Grantor in the following described property, to-wit:

Lot 53, PRIMROSE LANE, according to the map or plat thereof, recorded in Plat Book 23, Page 24, Public Records of Hernando County, Florida.

Subject to all easements and restrictions of record.

Grantor warrants the above property **does** constitute the homestead of the Grantor.

To have and to hold the same, together with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of Grantor, both at law and in equity, including all buildings, improvements, rights, easements, privileges and appurtenances belonging

or appertaining or held and enjoyed therewith, unto Grantee according to the tenancy above set forth, forever.

And, in consideration of the premises, Grantor does hereby covenant with Grantee that Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that Grantor has good right to sell and convey said property, as aforesaid; and, that Grantor will warrant and defend the same unto Grantee against the lawful claims and demands of all persons whomsoever, except as aforesaid.

The rights and obligations of Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

The conveyance herein set forth and the warranties of Grantor concerning the same are expressly declared to be in favor of Grantee, Grantee's successors and assigns.

The terms "Grantor," "Grantee" and "Trustee" as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more persons as Grantor or Grantee, all covenants of such persons shall for all purposes be joint and several.

This Warranty Deed was prepared without the benefit of title insurance. The preparer of this deed was provided and did not search the legal description of the aforementioned property, and was not requested and did not obtain a title examination of the above described real property to determine liens and encumbrances.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, Grantor and Grantee has executed these presents on the 4th day of September, 2015.

Signed, sealed and delivered
in the presence of:

Witness

Paul N. Potti
Printed Name

Witness

Andrea M. Grossi
Printed name

DONALD S. MANNINEN
GRANTOR
4258 Rachel Blvd.
Spring Hill, Florida 34607

DONALD S. MANNINEN
GRANTEE
4258 Rachel Blvd.
Spring Hill, Florida 34607

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 4th day of September, 2015 by DONALD S. MANNINEN, who produced a photo I.D. as identification.

Notary Public

ANDREA M GROSSI
Notary Public - Michigan
Oakland County
My Commission Expires Aug 25, 2021
Acting in the County of Oakland

IN WITNESS WHEREOF, Grantee have executed these presents on the 4th day of September, 2015.

Signed, sealed and delivered
in the presence of:

Witness

Kimberly Shollack
KIMBERLY SHOLLACK,
also known as KIMBERLY MARVEL
GRANTEE
886 Parkside Drive
Livonia, Michigan 48150

Paul N. Potti
Printed Name

Andrea M. Grossi
Witness

Andrea M. Grossi
Printed name

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 4th day of September, 2015 by KIMBERLY SHOLLACK, also known as KIMBERLY MARVEL, who produced photo I.D. as identification.

Andrea M. Grossi
Notary Public

ANDREA M GROSSI
Notary Public - Michigan
Oakland County
My Commission Expires Aug 25, 2021
Acting in the County of Oakland