

THIS INSTRUMENT PREPARED BY AND RETURN TO:

R
Leigh Heckman
Southeast Title of the Suncoast
2190 Mariner Boulevard
Spring Hill, Florida 34609
1704008

Property Appraisers Parcel Identification (Folio) Numbers: R32 323 17 5160 1045 0080

\$147,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 24th day of May, 2017 by Bradley W. Novak joined by his spouse Heather Dawn Novak, and Kelly M. Felder a/k/a Kelly M. Felder-Novak a/k/a Kelly Margaret Felder, a single woman, herein called the grantors, to Jonathan Diaz and Alexis R Orosz whose post office address is 4364 Lightfoot Street, Spring Hill, FL 34609, hereinafter called the Grantees:
(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confums unto the grantee all that certain land situate in the State of Florida, viz.:

Lot 8, Block 1045, SPRING HILL, UNIT 16, as per plat thereof recorded in Plat Book 9, Pages 18 - 30, Public Records of Hernando County, Florida.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2016.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

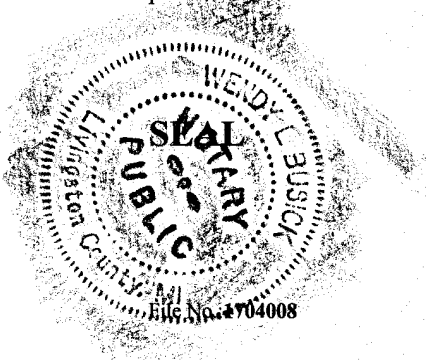
Signed, sealed and delivered in the presence of:

Wendy L. Busick
 Witness #1 Signature
Wendy L. Busick
 Witness #1 Printed Name
Jennifer A. McKindles
 Witness #2 Signature
Jennifer A. McKindles
 Witness #2 Printed Name

Kelly M. Felder
 Kelly M. Felder a/k/a Kelly M. Felder-
 Novak a/k/a Kelly Margaret Felder
4267 Kinyon Dr.
Brighton, MI 48116

STATE OF MI
 COUNTY OF Michigan

The foregoing instrument was acknowledged before me this 24th day of May, 2017 by and Kelly M. Felder who is personally known to me or has produced Michigan Identification Card as identification.



Wendy L. Busick
 Notary Public
Wendy L. Busick
 Printed Notary Name

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

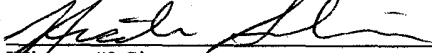
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Bradley Cotnoir

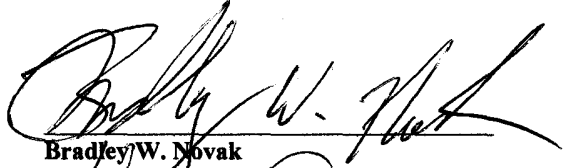
Witness #1 Printed Name



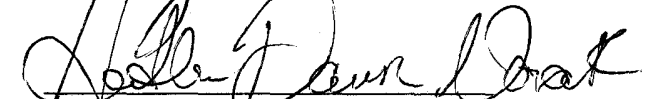
Witness #2 Signature

Nicole Sullivan

Witness #2 Printed Name



Bradley W. Novak



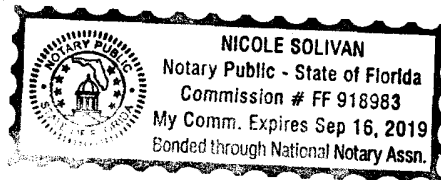
Heather Dawn Novak

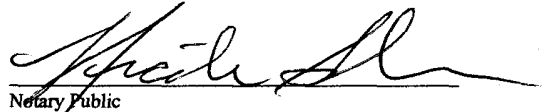
4364 Lightfoot St.
Spring Hill, FL 34609

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26th day of May, 2017 by Bradley W. Novak and Heather Dawn Novak who are personally known to me or have produced Driver's Lic as identification.

SEAL





Notary Public

Nicole Sullivan

Printed Notary Name

File No.: 1704008