

After Recording Return To:
Mary Mahla
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
Mary Mahla

Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

R01 221 17 3360 0679 0100

File No.: 17064627

WARRANTY DEED

This Warranty Deed, made the 3rd day of July, 2017, by **Anthony S. Minore a/k/a Anthony Minore, single and William V. Beck, Jr. a/k/a William V. Beck, single, individually and as Trustees, under the ASM Living Trust, dated June 30, 2005, and any amendments thereto; and William V. Beck, Jr. a/k/a William V. Beck, single and Anthony S. Minore a/k/a Anthony Minore, single, individually and as Trustees, under the William V. Beck, Jr. Living Trust, dated June 30, 2005, and any amendments thereto**, hereinafter called the grantor, whose post office address is: 8 Macaw Lane, Key West, FL 33040, to **Patricia Wagner and Robert G. Wagner Jr., her husband**, whose post office address is: 105 N. 35th Street, Belleville, IL 62226, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$6,000.00 Dollars 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, to wit:

Lot 10, Block 679, ROYAL HIGHLANDS, UNIT NO. 8, according to the plat thereof, recorded in Plat Book 13, Page 3, of the Public Records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).

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 2016, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

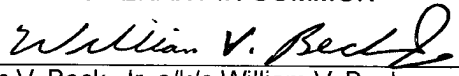
Witness Signature: 

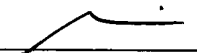
Printed Name: Shane Brining

Witness Signature: 


Printed Name: Michele White

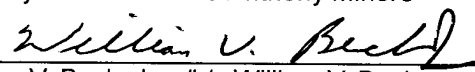
WILLIAM V. BECK, JR. AND ANTHONY S. MINORE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WILLIAM V. BECK, JR. LIVING TRUST, DATED JUNE 30, 2005, AND ANY AMENDMENTS THERETO, AS TO A 50% INTEREST AS TENANT IN COMMON


William V. Beck, Jr. a/k/a William V. Beck


Anthony S. Minore a/k/a Anthony Minore

ANTHONY S. MINORE AND WILLIAM V. BECK, JR., TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ASM LIVING TRUST, DATED JUNE 30, 2005, AND ANY AMENDMENTS THERETO, AS TO A 50% INTEREST AS TENANT IN COMMON


Anthony S. Minore a/k/a Anthony Minore


William V. Beck, Jr. a/k/a William V. Beck

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 29 day of June, 2017 by Anthony S. Minore a/k/a Anthony Minore, single and William V. Beck, Jr. a/k/a William V. Beck, single, individually and as Trustees, under the ASM Living Trust, dated June 30, 2005, and any amendments thereto; and William V. Beck, Jr. a/k/a William V. Beck, single and Anthony S. Minore a/k/a Anthony Minore, single, individually and as Trustees, under the William V. Beck, Jr. Living Trust, dated June 30, 2005, and any amendments thereto who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: 6-11-18

Cindy Church
Notary Public Signature
Printed Name: CINDY CHURCH
Serial Number

