

Total Consideration = \$82,700.00

Prepared by and return to:

**Deborah Hogan, Esquire
The Hogan Law Firm LLC
20 S. Broad Street
Brooksville, FL 34601
352-799-8423
Parcel ID# R32 323 17 5170 1085 0120
5001 Winterville Road**

R

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Warranty Deed

This Warranty Deed made this 18th day of April, 2017 between **Richard Zabrzyski and Grazyna B. Machnik, husband and wife**, whose post office address is 10470 Hobson Street, Spring Hill, FL 34608, grantor, and **5001 Winterville, LLC**, a Florida limited liability company whose post office address is 10470 Hobson Street, Spring Hill, FL 34608, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

LOT 12, BLOCK 1085, SPRING HILL, UNIT 17, according to the map or plat thereof as recorded in Plat Book 9, Page 31 of the Public records of Hernando County, Florida.

THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTOR.

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, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sharon Phillips
Witness Name: Sharon Phillips

Kim M Stanfield
Witness Name: Kim M Stanfield

Deborah Hogan
Witness Name: Deborah Hogan

Kim M Stanfield
Witness Name: Kim M Stanfield

[Signature]
By: RICHARD ZABRZYSKI

[Signature]
By: GRAZYNA B. MACHNIK

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 11th day of July, 2017 by **Richard Zabrzyski**, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Kim M. Stanfield

My Commission Expires: 7-30-2019



State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 18th day of April, 2017 by **Grazyna B. Machnik**, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Kim M. Stanfield

My Commission Expires: 9-30-2019

