

Return to:
North American Title Company
2951 Landover Blvd.
Spring Hill, FL 34608

This Instrument Prepared
under the supervision of:

Mark J. Loterstein, Esq.
North American Title Company
2951 Landover Blvd.
Spring Hill, FL 34608

Property Appraisers Parcel Identification (Folio) No.:
R32 323 17 5010 0054 0040

Our File No.: 11618-17-03864

WARRANTY DEED

This Warranty Deed made this 22nd day of September, 2017 by Hernando Investment Fund, LLC, a Florida Limited Liability Company, and having its principal place of business at 17921 SE 158th CT, Weirsdale, FL 32195, hereinafter called the grantor(s), to David H. Bryant and Christina E. Bryant, husband and wife, whose post office address is 1210 Albury Ave, Spring Hill, FL 34606, hereinafter called the grantee(s):

(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 grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 4, Block 54, SPRING HILL UNIT 1, according to the plat thereof, as recorded in Plat Book 7, Pages 53 through 64, inclusive, of the Public Records of Hernando County, Florida.

The property described herein does not constitute the homestead property of the Grantor nor is it contiguous as to the homestead of any member of their Family pursuant to Florida Statute

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

[Signature]
First Witness Signature

AMEET PATEL
Printed Signature

[Signature]
Second Witness Signature

Zalikh Hasein
Printed Signature

Hernando Investment Fund, LLC

BY: [Signature]
Krista Harrelson,
Manager

9/22/17

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 22nd day of September, 2017 by Krista Harrelson, the Manager of Hernando Investment Fund, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company, who has produced FD as identification or is personally known to me to be the persons therein.

[Signature] 9/22/17
Notary Public, State of Florida

My commission expires:

