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

This Instrument Prepared by:
David Eppley
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):
R28 121 20 0375 0000 2400
File No.: 17094813

WARRANTY DEED

This Warranty Deed, made the 25th day of October, 2017, by **The Friedman Company, LLC, a Florida Limited Liability company**, hereinafter called the grantor, whose post office address is: 1100 Blueberry Ln, Charlotte, NC 28226, to **Brent P. Somero and Pamela K. Somero, husband and wife**, whose post office address is: 79 Ashby Road, New Ipswich, NH 03071, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$35,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO

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: [Signature] THE FRIEDMAN COMPANY, LLC, A FLORIDA
Printed Name: DANIEL D. SHEYDA JR LIMITED LIABILITY COMPANY

Witness Signature: [Signature]
Printed Name: LOUISE G. SHEYDA
Carolyn Friedman
Managing Member
Harvey Friedman
Managing Member

State of North Carolina
County of Mecklenburg

The foregoing instrument was acknowledged before me this 25th day of October, 2017 by Carolyn Friedman as Managing Member and Harvey Friedman as Managing Member of The Friedman Company, LLC, a Florida Limited Liability company on behalf of said entity. He/she/they is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: March 29, 2021
[Signature]
Notary Public Signature
Printed Name: Lisa B. Friedman
Serial Number



EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly portion of Parcel No. 240 of Forest Hills, legally described as follows:

Commencing at the Northwest corner of the Northeast ¼ of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, go thence South 00° 30' 56" West a distance of 569.92 feet, thence South 00° 31' 42" West a distance of 1339.84 feet, thence South 00° 03' 34" East a distance of 669.89 feet, thence South 00° 31' 37" West a distance of 668.20 feet to the POINT OF BEGINNING,

Thence South 89° 44' 49" East a distance of 165.00 feet,

Thence South 00° 31' 37" West a distance of 768.97 feet,

Thence North 89° 51' 16" West a distance of 165.01 feet,

Thence North 00° 31' 37" East a distance of 769.27 feet to the POINT OF BEGINNING,

excepting

therefrom the Northerly 25.00 feet thereof to be used for road right-of-way purposes.