

PREPARED BY & RETURN TO:

Name: GreenLeaf Title, LLC
Address: 2451 North McMullen Booth Road
Suite 237
Clearwater, Florida 33759
File No. 17-0847DM

Parcel No.: R32 323 17 5250 1718 0020

Consideration Amount: \$11,000.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 7th day of November, 2017, by **SHIRAZ UDDIN WAHAJ**, a married man, hereinafter called the Grantor, to **PERRY CHUDOBA**, an unmarried man, whose post office address is 4298 Deltona Blvd., Spring Hill, FL 34606, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Hernando, State of Florida, viz:

Lot 2, Block 1718, Spring Hill Unit 25, according to the Plat thereof, recorded in Plat Book 10, Page(s) 61 through 76, of the Public Records of Hernando County, Florida.

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TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2016.

OW

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]
Witness Signature
Printed Name: Ivan Colak

[Signature] L.S.
Name: Shiraz Uddin Wahaj
Address: 233 S.W. Whitmore Dr., Port St. Lucie, FL 34984

[Signature]
Witness Signature
Printed Name: Jeffery R. Hines

STATE OF ~~FLORIDA~~ Virginia
COUNTY OF Arlington

The foregoing instrument was acknowledged before me this 8 th day of November, 2017, by Shiraz Uddin Wahaj, who is personally known to me or who has produced Driver License as identification W200-798-78-45

[Signature]
Signature of Notary
Printed Name: Kiara Dorsey
My commission expires: 06/30/2020

