

2/3

THIS INSTRUMENT PREPARED BY AND RETURN TO:

R

Brooks Cook
Southeast Title of the Suncoast
2190 Mariner Boulevard
Spring Hill, Florida 34609
1902074

Property Appraisers Parcel Identification (Folio) Numbers: R14 223 18 3593 0018 0020

\$105,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **5th** day of **March, 2019** by **Brian C. McLaughlin, a married man**, herein called the grantor, to **Stephen Mann, a married man, and Steven Guyott, a married man, as tenants in common**, whose post office address is **4014 Clear Spring Road, Spring Hill, FL 34604**, hereinafter called the Grantees:
(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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 the State of Florida, viz.:

Lot 2, Block 18, SPRINGWOOD ESTATES, UNIT II, as per plat thereof recorded in Plat Book 22, Pages 40 - 43, Public Records of Hernando County, Florida.

GRANTOR warrants and represents that the foregoing property does not constitute his/her homestead or any part thereof, nor does it lie adjacent thereto

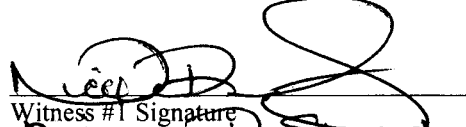
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

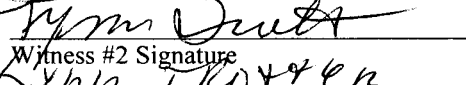
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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:


Witness #1 Signature

Nicole R. Short
Witness #1 Printed Name


Witness #2 Signature


Lynn D. W. [unclear]
Witness #2 Printed Name

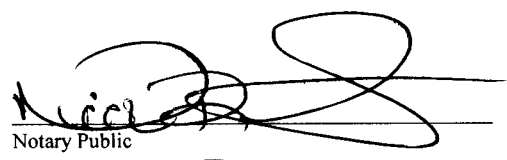


Brian C. McLaughlin
100 Fernbrook Road, Oldsmar, FL 34677

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 5th day of March, 2019 by Brian C. McLaughlin who is personally known to me or has produced Driver's License as identification.

 Nicole R. Short
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG167369
Expires 12/11/2021


Notary Public

Nicole R. Short
Printed Notary Name