

Prepared by and return to:
Champion's Title Services, LLC
1248 Seven Springs Boulevard
Unit A
New Port Richey, FL 34655
(727) 264-2394

File Number: 19-815
Purchase Price: 15,000.00

Warranty Deed

This Warranty Deed made this 16th day of May, 2019 between , **Niki Kouloumbini, sole surviving Co Trustee and Successor Trustee of George Koletsis and Niki Kouloumbini Revocable Trust dated 9/26/2011**, whose post office address is **5133 Oyster Cove, New Port Richey, FL 34652**, grantor, and **Campground Estate Properties LLC, a Florida Limited Liability Company**, who post office address is **12423 Tree Stand Trail, Brooksville, FL 34601**, 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 6, Block 32, ROYAL HIGHLANDS, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 11, Pages 43 through 59, inclusive, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R01-221-17-3280-0032-0060

Subject Property is being sold/conveyed in an as is condition.

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, 2018.

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

WARRANTY DEED

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature:

Niki Kouloumbini (Seal)
George Koletsis and Niki Kouloumbini Revocable
Trust dated 9/26/2011 By: Nicki Kouloumbini, sole
surviving Co Trustee and Successor Trustee

Anastasia - Roumeliotis
Witness 1 Print Name:

[Signature]
Witness 2 Signature:

_____ (Seal)

Alexia Mancuso
Witness 2 Print Name:

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 16th day of May, 2019, by Nicki Kouloumbini, sole surviving Co Trustee and Successor Trustee of George Koletsis and Niki Kouloumbini Revocable Trust dated 9/26/2011 who have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Alexia Mancuso

My Commission Expires: 2/5/2023

