

Prepared by:
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Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-148752
Parcel ID Number: R01 221 17 3350 0388 0010

Warranty Deed

This WARRANTY DEED, dated October 31, 2019 A.D. By:
Stephanie Anne Wuensch
whose address is: 11397 E. 25th Avenue, Aurora, Colorado 80010,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 3000 Gulf Breeze Parkway, Gulf Breeze, Florida 32563,
hereinafter called the GRANTEE:

(Whenever used herein the term "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, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 1, Block 388, Royal Highlands, Unit No. 6, as per plat thereof recorded in Plat Book 12, Pages 67 through 79, Public Records of Hernando County, Florida, which has been amended by Affidavit recorded in Official Records Book 326, Page 711, of said public records.

Grantor warrants and represents the foregoing property does not constitute the homestead of the Grantor(s) for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to the Grantor's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

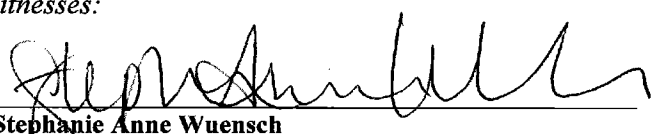
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

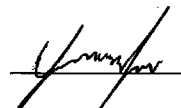
And the grantor hereby covenants with said grantee that except as above noted, the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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 the following witnesses:

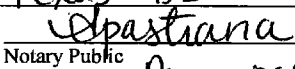

Stephanie Anne Wuensch

Witness Printed Name Yasenia Soto


Witness Printed Name Veronica Saucedo

State of Colorado
County of Wapahoe

The foregoing instrument was sworn to, subscribed and acknowledged before me this 28th day of October, 2019, by Stephanie Anne Wuensch, who is/are personally known to me or who has produced Texas DL as identification.


Notary Public
Print Name: Ana pastrana
My Commission Expires: April 21, 2022

(seal)
