

Prepared By and Return To:

Nona Title, Inc.
Attn: Valerie Strmiska
1420 South Narcoosee Road
Saint Cloud, FL 34771

Order No.: 2019-1289

Property Appraiser's Parcel I.D. (folio) Number:
R32 323 17 5140 0912 0220

WARRANTY DEED

THIS WARRANTY DEED dated November 12, 2019, by Joseph Eugene Willoughby, a married man, whose post office address is 4660 Silent Creek Way, Nokomis, Florida 34275 (the "Grantor"), to Timothy Colbern, a single man, whose post office address is 12280 House Finch Road, Weeki Wachee, Florida, 34614 (the "Grantee").

(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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ninety Thousand And No/100 Dollars (\$90,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hernando, State of Florida, viz:

Lot 22, Block 912, of SPRING HILL UNIT 14, a subdivision according to the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Hernando County, Florida.

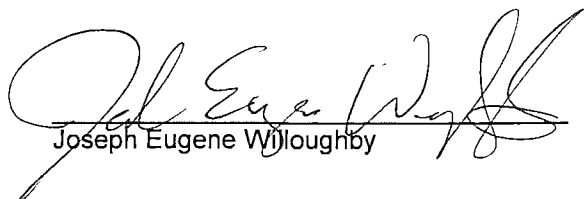
The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2019.


IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


 Joseph Eugene Willoughby


Grantor Address:

4660 Silent Creek Way
 Nokomis, FL 34275

Signed, sealed and delivered in presence of:


 Witness Signature

Jean Meyer
 Printed Name of First Witness


 Witness Signature

FRANK WISK
 Printed Name of Second Witness

STATE OF FL

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this November 12, 2019 by Joseph Eugene Willoughby, to me known to be the person(s) described in or who has/have produced valid Photo Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 12 day of November 2019.


 NOTARY PUBLIC

My Commission Expires: 12/18/2021

