

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Leigh Heckman**  
Southeast Title of the Suncoast  
2190 Mariner Boulevard  
Spring Hill, Florida 34609  
2005003

Property Appraisers Parcel Identification (Folio) Numbers: R01 221 17 3280 0023 0120

\$13,900.00

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 14<sup>th</sup> day of May, 2020 by John D. Mamakos and Niki K. Mamakos, husband and wife, herein called the grantors, to Daniel B. Carroll and Mollie J. Carroll, husband and wife whose post office address is 14955 73<sup>rd</sup> St. N., Loxahatchee, FL 33470 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)*

**WITNESSETH:** That the grantors, 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 12, Block 23, Royal Highlands, Unit No.1, as per plat thereof as recorded in Plat Book 11, Pages 43 through 59, inclusive of the Public Records of Hernando County, Florida.**

**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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2019.

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

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Signature  
Chelsea Mamakos

Witness #1 Printed Name

[Signature]

Witness #2 Signature  
Elizabeth Hotz

Witness #2 Printed Name

[Signature]

**John D. Mamakos**  
6228 Paseo Encantada, Camarillo, CA 93012

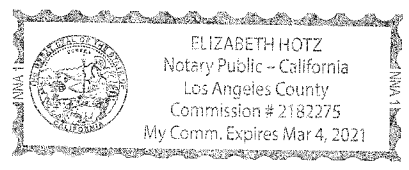
[Signature]

**Niki K. Mamakos**  
6228 Paseo Encantada, Camarillo, CA 93012

STATE OF CALIFORNIA  
COUNTY OF Ventura

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 14th day of May, 2020 by John D. Mamakos and Niki K. Mamakos who are personally known to me or have produced CA Driver License as identification.

SEAL



[Signature]

Notary Public  
Elizabeth Hotz

Printed Notary Name  
My Commission Expires: 03/04/21

File No.: **2005003**