

Prepared By and Return To:  
Tiago National Title, LLC  
Attn: Bill Poirier  
204 Crystal Grove Blvd.  
Lutz, FL 33548

Order No.: FL20-04158

Property Appraiser's Parcel I.D. (folio) Number:  
R01 123 20 1445 0000 0400

### WARRANTY DEED

THIS WARRANTY DEED dated July 9, 2020, by Susan M. Davidsen, a single woman and Steven F. Bayly, a single man, whose post office address is 29343 Cortez Boulevard, Brooksville, Florida 34602 (the "Grantor"), to C&T Property Group d/b/a Easy Sale HomeBuyers, whose post office address is 1107 East Jackson Street, #105, Tampa, Florida, 33602 (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 Twenty-Three Thousand One Hundred Twenty-Five And No/100 Dollars (\$23,125.00) 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 40, Braewood, as unrecorded subdivision, further described as: Commencing at the NE corner of Section 1, Township 23 South, Range 20 East, Hernando County, Florida; thence run North 89° 42' 40" West along the North line of said Section 1 a distance of 2658.89 feet; thence run South a distance of 532.18 feet; thence run South 89° 42' 40" East a distance of 75.00 feet; thence run South 89° 42' 40" East a distance of 50.00 feet; thence run South a distance of 75.00 feet; thence run North 89° 42' 40" West a distance of 50.00 feet to the Point of Beginning.  
Together with a 1971 JAMI Mobile Home, ID No. 6012146.

Subject to easements, restrictions, reservations and limitations of record, 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 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: 12/31/2019.

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

Signed, sealed and delivered in presence of:

Steven F. Bayly  
Steven F. Bayly

Susan M Davidsen  
Susan M Davidsen

[Signature]  
Witness Signature

Tonya M. Henderson  
Printed Name of First Witness

[Signature]  
Witness Signature

Jessica Felice  
Printed Name of Second Witness

Grantor Address:  
29343 Cortez Boulevard  
Brooksville, FL 34602

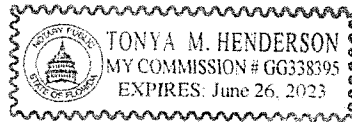
STATE OF Florida

County OF Hernando

I, Tonya M. Henderson, a Notary Public for the County of Hernando and State of Florida, do hereby certify that Steven F. Bayly, a single man and Susan M Davidsen, a single woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th of July, 2020.

[Signature]  
Notary Public



My Commission Expires: 06/26/2023

(SEAL)