

This instrument was prepared by and return to:
SETON T. HENGESBACH, ESQ.
HENGESBACH & HENGESBACH, P.A.
5438 SPRING HILL DRIVE
SPRING HILL, FLORIDA 34606

Parcel ID No.: R27 222 18 1472 0033 0010
(NO CONSIDERATION)

(Space above this line for recording data.)

WARRANTY DEED

(ENHANCED LIFE ESTATE DEED)

This Indenture, made this 9th day of July, 2020 **Between** RICHARD A. STRATTON, and VAL J. STRATTON, husband and wife, whose post office address is 8287 Weatherford Ave., Brooksville, of the County of Hernando, State of Florida, 34613, party of the first part, and DR. GARRETT D. SENDOR, whose post office address is 8287 Weatherford Ave., Brooksville, Florida 34613, party of the second part

(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 successor and assigns of corporations, trust and trustees)

Witnesseth that said party of the first part, for and in consideration of the sum of *****TEN AND NO/100's*****Dollars, to Grantor in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, her heirs and assigns forever, the following described land, situate, lying and being in HERNANDO County, Florida, to-wit:

Lot 1, Block 33, BROOKRIDGE COMMUNITY, UNIT 3, as per plat thereof recorded in Plat Book 15, Pages 70 - 72, Public Records of Hernando County, Florida.

TOGETHER with that certain 1993 LIBE Doublewide Mobile Home bearing ID#
[REDACTED]

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2020, and subsequent years.

Hengesbach & Hengesbach, P.A. hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. Hengesbach & Hengesbach, P.A. does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.

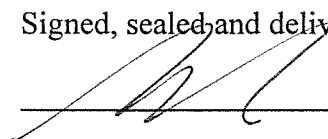
GRANTOR reserves unto themselves for and during their life, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. GRANTOR further reserves unto themselves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale or otherwise so as to terminate the interests of the GRANTEE, as GRANTOR in their sole discretion shall decide, except to dispose of said property, if any, by devise upon their death. GRANTOR, further reserves unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEE may possess under this deed. GRANTEE shall hold a remainder interest in the property described herein and upon the death of the GRANTOR, if the property described herein has not been previously disposed of prior to GRANTOR'S death, all right and title to the property remaining shall fully vest in GRANTEE,

subject to such liens and encumbrances existing at that time.

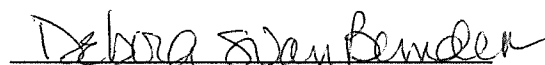
The said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed this 9th day of July, 2020.

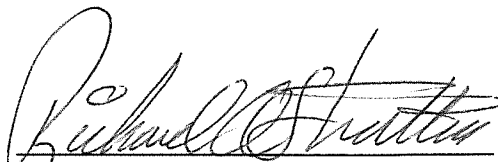
Signed, sealed and delivered in the presence of:



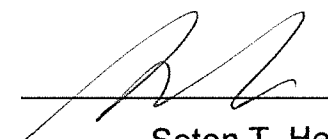
Printed: Seton T. Hengesbach



Printed: Debora S. Van Bemden



RICHARD A. STRATTON



Printed: Seton T. Hengesbach



Printed: Debora S. Van Bemden



VAL J. STRATTON

Two witnesses as to RICHARD A. STRATTON and VAL J. STRATTON

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on July 9, 2020, by RICHARD A. STRATTON and VAL J. STRATTON.

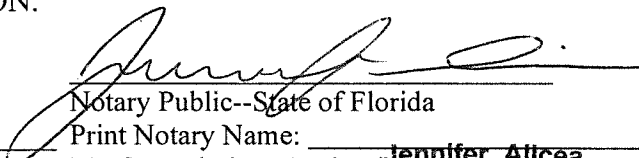
Physical Presence x

Remote Notarization

Personally Known

Produced Identification X

Type of Identification Florida Driver licenses



Notary Public--State of Florida
Print Notary Name: Jennifer Alicea
My Commission Number is:
My Commission Expires:

