

After Recording Return To:
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
David Eppley

Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

R28 222 19 1566 0000 0680

File No.: 20076845

WARRANTY DEED

This Warranty Deed, made the 13th day of August, 2020, by **Jonathan Revennaugh, a single person**, hereinafter called the grantor, whose post office address is: 305 Longwood Dr., Brooksville, FL 34601, to **Konstantin S. Klein and Nicole L. Klein, husband and wife**, whose post office address is: 617 Erin Way, Brooksville, FL 34601, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$120,000.00 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 Hernando County, Florida, to wit:

Lot 68, CANDLELIGHT UNIT - III, according to the plat thereof as recorded in Plat Book 19, Page 1, of the Public Records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).

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 2019, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Jennifer Schmitt

Printed Name: Jennifer Schmitt

Jonathan Revennaugh

Witness Signature: David Eppley

Printed Name: DAVID EPPLEY

State of Florida

County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2020 by Jonathan Revennaugh. He/She/They is/are ☒ Personally known to me or ☐ Produced as identification.

Notary Public Signature: David Eppley

Printed Name: David Eppley

My Commission Expires: 1/9/2022

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

