

This Instrument Prepared by:
Darryl W. Johnston, Esq.
Johnston Law Group, P.A.
29 S. Brooksville Ave.
Brooksville, FL 34601

Consideration: \$-10.00-

WARRANTY DEED

THIS DEED is made on August 13, 2020, between **RALPH ALLOCCO, a single man**, whose mailing address is: 2152 Linwood Ave., Spring Hill, FL 34608, Grantor, and **DAWN MARIE WEINMAN, a married woman**, whose mailing address is: 120 2nd Street, Holbrook, NY 11741, Grantee;

GRANTOR, in consideration of \$10.00 and LOVE AND AFFECTION by Grantee, has granted and conveyed to Grantee, the following described property in Hernando County, Florida:

See attached Exhibit A

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of Grantor under the laws and constitution of the State of Florida.

GRANTOR reserves unto Grantor for and during Grantor's lifetime, the exclusive possession, use and enjoyment of the property and all rents and profits of the property, without any liability for waste. Grantor further reserves unto Grantor, for and during Grantor's 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 in the property, by gift, sale or otherwise, so as to terminate the interests of the Grantee. Grantor further reserves unto Grantor the right to cancel this Deed by further conveyance which may destroy any and all rights which Grantee may possess under this Deed. Grantee shall hold a remainder interest in the property, and upon the death of the Grantor, if the property has not been previously conveyed, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

TOGETHER WITH *all rights belonging to the property.*

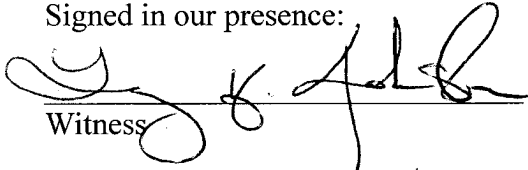
TO HAVE AND TO HOLD *the same in fee simple forever.*

AND *Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to convey the property; that Grantor does hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons; and that the property is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2019.*

(WHEREVER used in this deed, the terms "Grantor" and "Grantee" shall include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural as context requires.)

IN WITNESS WHEREOF, *Grantor has executed this instrument the day and year first above written.*

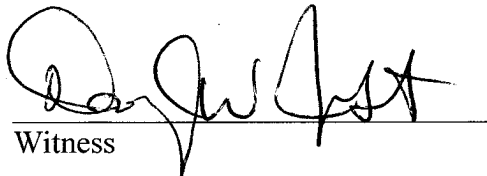
Signed in our presence:


Witness

Tammy H. Johnston
(Printed Name of Witness)


Ralph Allocco

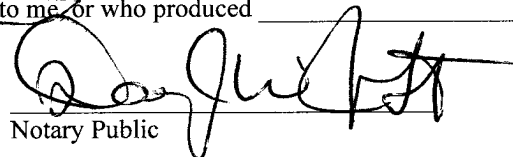
THIS INSTRUMENT WAS PREPARED FROM
INFORMATION PROVIDED BY THE PARTIES. NO
GUARANTEE OR OPINION ON TITLE HAS BEEN
GIVEN BY JOHNSTON LAW GROUP, P.A.


Witness

Darryl W. Johnston
(Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization by Ralph Allocco, who is personally known to me, or who produced _____ as identification, this 13th day of August, 2020.


Notary Public

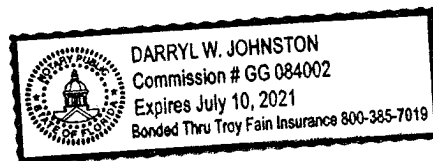


EXHIBIT A

(Dawn's Properties)

24 Markham Lane

Commence at the 1/4 Section corner on the East boundary of Section 23, Township 22 South, Range 19 East, Hernando County, Florida; run thence S 89 Degrees 20'00" W along the 1/4 section line a distance of 1930.00 feet, run thence N 01 Degrees 53 '00" W, a distance of 104.10 feet to the center of a paved road (Mondon Hill Road), run thence West along the center of a paved road a distance of 157.00 feet; run thence S 02 Degrees 20'00" E, a distance of 165.00 feet to the Point of Beginning; thence continue S 02 Degrees 20'00" E, a distance of 153.00 feet; run thence N 87 Degrees 40'00" E, a distance of 45.00 feet, run thence N 08 Degrees 03 '37" E, a distance of 71.82 feet, run thence N 07 Degrees 36'00" E, a distance of 81.22 feet, run thence West a distance of 72.00 feet to the Point of Beginning.

TOGETHER WITH an easement for Ingress and egress 20.00 feet in width lying 10 feet on each side of a centerline described as follows:

Commencing at the East 1/4 corner of Section 23, Township 22 South, Range 19 East, Hernando County, Florida; go thence S 89 Degrees 20'00" West, along the East-West 1/4 section line, a distance of 1930.00 feet, thence N 01 Degrees 53'00" West, a distance of 104.50 feet to a point on the center line of Mondon Hill Road, thence due West, a distance of 74.42 feet to the Point of Beginning; thence S 01 Degrees 53'00 East, a distance of 164.39 feet, thence S 08 Degrees 40'52" West, a distance of 15.91 feet; thence S 03 Degrees 13'53" East, a distance of 564.00 feet to the terminus of this description.

Parcel #: R23 422 19 0000 0190 0000

206 Bayport Street

The South 11.66 feet of Lot 8 and all of Lot 9, Block 2, FOREST PARK, according to the plat thereof recorded in Plat Book 3, Page 49, public records of Hernando County, Florida.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Parcel #: R22 222 19 1770 0020 0080

6207 Faber Drive

Rolling Acres Unit 5, Block B, Unrecorded Lot 5

Parcel #: R03 123 20 1190 000B 0050

26348 Rolling Acres Drive

Lot 77, Rolling Acres, Unit 2, according to the plat thereof, recorded in Plat Book 6, Page (s) 82, of the Public Records of Hernando County, Florida.

Parcel #: R03 123 20 1170 0000 0770

26356 Rolling Acres Drive

Lot 76, Rolling Acres, unit 2, as per plat thereof recorded in plat book 6, page 82, public records of Hernando County, Florida.

Parcel #: R03 123 20 1170 0000 0760

26374 Rolling Acres Drive

Lot 73, Rolling Acres, unit 2, as per plat thereof recorded in plat book 6, page 82, public records of Hernando County, Florida.

Parcel #: R03 123 20 1170 0000 0730

9563 River Road

Lot 15, Block 1739, SPRING HILL, UNIT 25, according to the plat thereof as recorded in Plat Book 10, Pages 61 through 76, of the Public Records of Hernando County, Florida.

Parcel #: R32 323 17 5250 1739 0150