

Chase C. Crawford
Brokers Title of Tampa, LLC
3644 Madaca Lane, Tampa, FL 33618
incidental to the issuance of a title insurance policy.
File No.: CC-268
Parcel ID #: R32 323 17 5010 0018 0040

WARRANTY DEED (INDIVIDUAL)

This **WARRANTY DEED**, dated 10th day of September, 2020 by, Misty Foster fka Misty Hornsby and Shawn Michael Foster, wife and husband , whose post office address is , 15484 Olive Circle, Punta Gorda, FL 33955, hereinafter called the GRANTOR, to Fair Price Properties, LLC, a Florida limited liability company dba First Bay Capital, whose post office address is , 410 S Ware Blvd., 607, Tampa, FL 33619, hereinafter called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" shall include all 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 \$10.00 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, FL, viz:

Lot 4, Block 18, Spring Hill, Unit 1, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 53 through 64, inclusive, of the Public Records of Hernando County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

BCNORTH
WITNESS
PRINT NAME: BONNIE NOAH

Misty Foster
Misty Foster fka Misty Hornsby

AW
WITNESS
PRINT NAME: Anthony Wathey

Shawn M. Foster
Shawn Michael Foster

STATE OF FL , COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 10th Sept, 2020 by Misty Foster and Shawn Michael Foster who is/are personally known to me or who has/have produced FL Driver Lic as identification.

AW

Notary Public Signature
My Commission Expires: 3-21-2022
(Seal)

