

Prepared by:  
Total Title Solutions, LLC  
Barbie Allen  
4320 Lake In The Woods Dr  
Spring Hill, FL 34607  
File No.: TSH20-84699  
This Deed is prepared pursuant to the issuance of Title Insurance

## GENERAL WARRANTY DEED

Made this October 23, 2020. A.D. by Michael J. Varvaro, a single man, whose address is: 6650 Brambleleaf Drive, Spring Hill, FL 34606, hereinafter called the grantor, to Mark Nalli, a single man and Lisa M. Bowman, a single woman, as joint tenants with full rights of survivorship, whose post office address is: 11098 Woodland Waters Blvd, Weeki Wachee, FL 34613, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars (\$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 County, Florida, viz:

Lot 3, Block 9, ROYAL HIGHLANDS UNIT 2, according to the Plat thereof, as recorded in Plat Book 11, Pages 61 through 71, of the Public Records of Hernando County, Florida.

Parcel ID No.: R01 221 17 3300 0009 0030

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions 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 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 the current year.

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incidental to the issuance of a title insurance policy  
File No.: TSH20-84699

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Kim M Creasy  
Witness Printed Name: Kim M Creasy

Michael J. Varvaro  
Michael J. Varvaro

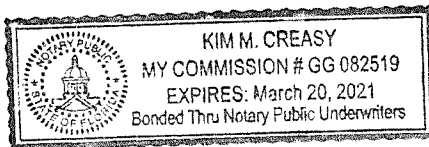
Barbie Allen  
Witness Printed Name: Barbie Allen

Address: 6650 Brambleleaf Dr  
Spring Hill FL 34606

State of Florida  
County of Hernando

The foregoing instrument was executed and acknowledged before me this 23rd of October, 2020, by means of  Physical Presence or  Online Notarization, by Michael J. Varvaro, a single man, who is/are personally known to me or who has produced a valid driver's license as identification.

Kim M Creasy  
Notary Public



My Commission Expires: \_\_\_\_\_

(SEAL)