

Prepared by:
Total Title Solutions, LLC
Barbie Allen
4320 Lake In The Woods Dr
Spring Hill, FL 34607
File No.: TSH20-82782
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this November 6, 2020. A.D. by Donna Fath, a married woman and Nicholas J Meade, a single man and Alison Greenberg a/k/a Alison Greenburg, a married woman, whose address is: 155334 Camrose Avenue, Spring Hill, FL 34610 hereinafter called the grantor, to George William Mattis, husband and wife Cherie Rae Jorgensen, whose post office address is: 3195 Gulf Winds Circle, Spring Hill, FL 34607, 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 40, Gulf Coast Retreats Unit # 2, according to the plat thereof recorded in Plat Book 6, Page 89, of the Public Records of Hernando County, Florida.

Parcel ID No.: R12 223 16 1900 0000 0400

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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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
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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:

Harry Ciccarelli

Witness Printed Name: Harry Ciccarelli

Carol Ann Horne

Witness Printed Name: Carol Ann Horne

Donna Fath

Donna Fath

Nicholas J Meade by Donna Fath his attorney-in-fact
Nicholas J Meade by Donna Fath, his attorney-in-fact

Address:

155334 Camrose Avenue
Spring Hill, FL 34610

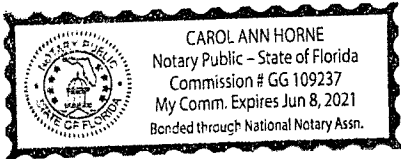
State of Florida
County of Pasco

The foregoing instrument was executed and acknowledged before me this 6th of November, 2020, by means of ☒ Physical Presence or ☐ Online Notarization, by Donna Fath, a married woman and Donna Fath attorney-in-fact for Nicholas J Meade who is/are personally known to me or who has produced a valid driver's license as identification.

Carol Ann Horne
Notary Public

My Commission Expires: 6/11/2021

(SEAL)



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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:

Crystal Woods

Witness Printed Name Crystal Woods

Alison Greenberg

Alison Greenberg

Address:
155334 Camrose Avenue
Spring Hill, FL 34610

Eleanor Loveall

Witness Printed Name Eleanor Loveall

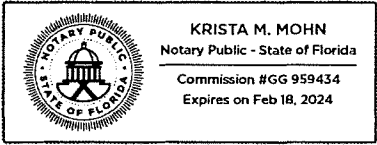
State of Florida
County of Pinellas

The foregoing instrument was executed and acknowledged before me this 11/05/2020
, by means of online notarization, by Alison Greenberg, who
is/are personally known to me or has produced a valid driver's license as identification.

Krista Mohn

NOTARY PUBLIC

My Commission Expires: 02/18/2024



Notarized online using audio-video communication