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THIS INSTRUMENT PREPARED BY AND RETURN TO:

Brooks Cook
Southeast Title of the Suncoast
2190 Mariner Boulevard
Spring Hill, Florida 34609
2010142

R

Property Appraisers Parcel Identification (Folio) Numbers: R27 222 18 1474 0660 0210

\$81,800.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 14 day of **December, 2020** by **Sherry Wigaard, a single woman and Velois Smith, a single woman**, herein called the grantors, to **Patricia A. McKnight, a single woman**, whose post office address is **15969 Brookridge Boulevard, Brooksville, FL 34613**, hereinafter called the Grantee:
(Wherever used herein the terms "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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 the State of Florida, viz.:

Lot 21 and the Easterly 1/2 of Lot 20, Block 66 Brookridge Community Unit 4, according to the plat thereof, as recorded in Plat Book 16, Pages 14 through 21 inclusive, of the Public Records of Hernando County, Florida, more particularly described as follows: Commence at the Northeasterly corner of said Lot 21 for a Point of Beginning and run South 0 degrees 38 minutes 38 seconds East for 100.00 feet thence South 89 degrees 21 minutes 22 seconds West for 105.00 feet thence North 0 degrees 38 minutes 38 seconds West for 100.00 feet thence North 89 degrees 21 minutes 22 seconds East for 105.00 feet to the Point of Beginning.

Together with a Mobile Home located thereon as a permanent fixture and appurtenance thereto, described as a 1988 Doublewide Sun - Vista Mobile Home bearing Title Numbers: 46309488 and 50869242 Vehicle Identification Numbers: 328279V0858A And 328279V0858B.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 December 31, 2019.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Brooks Cook

Witness #1 Printed Name

Witness #2 Signature

Bradley L. Cotner

Witness #2 Printed Name

Sherry Wigaard

9319 Salisbury Avenue, Brooksville, FL 34614

Velois Smith

9319 Salisbury Avenue, Brooksville, FL 34614

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 14 day of December, 2020 by Sherry Wigaard and Velois Smith who are personally known to me or have produced Driver License as identification.

SEAL



Brooks Cook
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG081140
Expires 3/9/2021

Notary Public

Printed Notary Name

My Commission Expires:

File No.: 2010142