

After Recording Return To:  
Mary Mahla  
Gulf Coast Title Co., Inc.  
111 N. Main St.  
Brooksville, FL 34601

This Instrument Prepared by:  
Mary Mahla  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
R28 222 17 4170 0000 0570  
File No.: 21027425

### WARRANTY DEED

**This Warranty Deed**, made the 12th day of March, 2021, by **Ronald Ferris and Laura Ferris, husband and wife**, hereinafter called the grantor, whose post office address is: 6421 Theresa Ave., Weeki Wachee, FL 34607, to **Gator Management Group, LLC, a Maryland Limited Liability Company**, whose post office address is: 645 Lofstrand Ln, Ste. G, Rockville, MD 20850, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$93,000.00 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 Hernando County, Florida, to wit:

Lot 57, WEEKI WACHEE RIVER ESTATES UNIT 2, as per plat thereof Recorded in Plat Book 7, Page 29, of the Public Records of Hernando County Florida; TOGETHER WITH that certain 1982 GUER Doublewide Mobile Home, VIN #'s GDWSGA43817705A & GDWSGA43817705B located thereon.

The property is not the homestead of the Grantor(s).  
**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 2020, reservations, restrictions and easements of record, if any.  
*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Paula B. Morton* *Ronald Ferris*  
Printed Name: Paula B. Morton Ronald Ferris

Witness Signature: *[Signature]* *Laura Ferris*  
Printed Name: Kent A. Eppley Laura Ferris

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of March, 2021 by Ronald Ferris and Laura Ferris. He/She/They is/are  Personally known to me or  Produced drivers license(s) as identification.

*[Signature]*  
Notary Public Signature  
Printed Name: Mary Jo Mahla Kent A. Eppley  
My Commission Expires: \_\_\_\_\_

Online Notary (Check Box if acknowledgment done by Online Notarization)

