

Prepared by:

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Phone: 719-650-3032 Bar ID# 0239940

**Return (and send tax bills) To:**

**John R. Keil and Elvira M. Keil**  
3318 Windjammer Drive  
Spring Hill, FL 34607

Consideration: \$10.00

**Warranty Deed**

This Warranty Deed is made this 1<sup>st</sup> day of March, 2021, between **Steven C. Barnes** and **Kathleen A. Barnes**, Husband and wife, whose address is 30 Bonds Dr., Bourbonnais, IL 60914, and **Karen L. Keil**, an unmarried woman, whose post office address is 915 Flamingo Ln., Bradley, IL 60915, hereinafter called the Grantor, and **John R. Keil and Elvira M. Keil**, Husband and Wife, whose address is 3318 Windjammer Drive, Spring Hill, FL 34607, hereinafter called the Grantee:

**Witnesseth**, that said Grantors, for and in consideration of Ten and No/100 US Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantees the following described land, situate, lying and being in the **Hernando County, Florida**, to-wit:

**The West 1/2 of the East 395.30 feet of the following described property:**

**Lot 199, Hernando Highlands more particularly described as follows: Commencing at the Northeast corner of Section 3, Township 23 South, Range 18 East, Hernando County, Florida; go thence North 89 Degrees 59 Minutes 56 Seconds West along the North line of the aforesaid section 3, a distance of 1277.33 feet; thence South 00 Degrees 07 Minutes 09 Seconds West a distance of 1150.24 feet to the Point of Beginning; thence continue South 00 Degrees 07 Minutes 09 Seconds West a distance of 287.56 feet; thence continue South 89 Degrees 59 Minutes 56 Seconds East a distance of 617.33 feet; thence North 00 Degrees 07 Minutes 09 East a distance of 287.56 feet; thence North 89 Degrees 59 Minutes 56 Seconds West a distance of 617.33 feet to the Point of Beginning; subject to an easement over the South 30 feet thereof for ingress-egress purposes.**

**Parcel Identification Number: R03 223 18 2400 0000 1992**

**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 Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to transfer, sell and convey said land; that the Grantors hereby fully 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 for real estate taxes for the current year and subsequent years; and subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any, but this provision shall not serve to re-impose the same.

(Whenever 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, trusts and trustees, and whether singular or plural. No mortgage encumbrance. No consideration paid except as stated. Minimal doc stamp taxes due. This home is NOT the Constitutional Homestead of Grantor or Grantor's spouse and is not adjacent thereto.)

In Witness Whereof, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

GRANTOR:

Witness #1  
Sign: Elizabeth W. O'Connor  
Witness Name: Elizabeth W. O'Connor

Steven C Barnes  
Steven C. Barnes

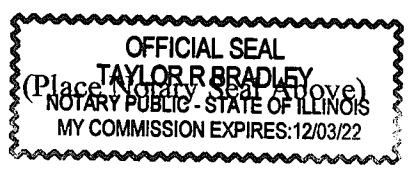
Witness #2  
Sign: Brittney Edwards  
Witness Name: Brittney Edwards

Kathleen A Barnes  
Kathleen A. Barnes

State of: Illinois  
County of: Kankakee

ACKNOWLEDGMENT

The foregoing instrument was executed and acknowledged before me this 1st March of ~~February~~, 2021, by means of  Physical Presence or  Online Notarization, by **Steven C. Barnes** and **Kathleen A. Barnes**, who is/are  personally known to me or  who has/have produced a valid  driver's license (State: Illinois) or  Passport (Country: \_\_\_\_\_) as identification.



SIGNATURE: Taylor R Bradley  
Notary Public  
Print Name: Taylor R Bradley

In Witness Whereof, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

GRANTOR:

Witness #1

Sign: Elizabeth W. O'Connor

Witness Name: Elizabeth W. O'Connor

Karen L. Keil  
Karen L. Keil

Witness #2

Sign: Brittany Edwards

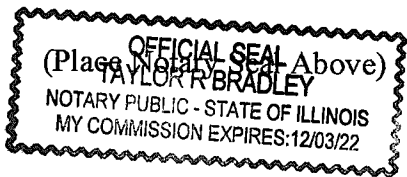
Witness Name: Brittany Edwards

State of: Illinois

County of: Kankakee

ACKNOWLEDGMENT

The foregoing instrument was executed and acknowledged before me this 1st March of ~~February~~, 2021, by means of  Physical Presence or  Online Notarization, by **Karen L. Keil**, who is/are  personally known to me or  who has/have produced a valid  driver's license (State: Illinois) or  Passport (Country: \_\_\_\_\_) as identification.



SIGNATURE: Taylor R. Bradley  
Notary Public

Print Name: Taylor R. Bradley