

Prepared by:  
VALERIE KLESIUS  
AMERICAS TITLE CORPORATION  
336 Beverly Court  
Spring Hill, FL 34606

File Number: 10-211056

## General Warranty Deed

Made this March 15, 2021 A.D. By **Royal Highlands LLC A WISCONSIN LIMITED LIABILITY COMPANY**, whose post office address is 517 N WESTHILL BLVD, Appleton, Wisconsin 54914, hereinafter called the grantor, to **Dennis C Reed and Mary Ann Reed, HUSBAND AND WIFE**, whose post office address is: 11314 Humber Rd, Weeki Wachee, Florida 34614, 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 \$11,000.00 Eleven Thousand dollars & no cents 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 19, Block 697, Royal Highlands, Unit No. 8, according to the map or plat thereof as recorded in Plat Book 13, Pages 3 through 31, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R01 221 17 3360 0697 0190**

**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 December 31, 2020.

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

*Signed, sealed and delivered in our presence:*

Julie M. Yost  
Witness Printed Name Julie M. Yost

**Royal Highlands LLC**

Tammy Balzar  
Witness Printed Name Tammy Balzar

Larry E. Lind (Seal)  
Larry E. Lind, Vice President

State of Wisconsin

County of OUTAGAMIE

The foregoing instrument was acknowledged before me by means of x physical presence or online notarization, this 15TH day of March, 2021, by Larry E. Lind, Vice President of Royal Highlands LLC A WISCONSIN LIMITED LIABILITY COMPANY, who is/are personally known to me or who has produced drivers license as identification.

Dennis J. Jochman  
Notary Public  
Print Name: DENNIS J. JOCHMAN

My Commission Expires: 06/08/21

