

Prepared by and return to:

Traci Gaughan  
Hengesbach & Hengesbach, P.A  
5438 Spring Hill Drive  
Spring Hill, FL 34606  
(352) 683-1963  
File Number:  
Consideration: \$72,500.00

Parcel Identification No. 18E17S100010 00940 0070

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30 day of April, 2021 between AKH Investments, Inc., a Florida corporation whose post office address is 6122 Bear Trail, Weeki Wachee, FL 34607 of the County of Hernando, State of Florida, grantor\*, and Florimar LLC, a Florida limited liability company, whose post office address is 5327 Commercial Way, Suite D-122, Spring Hill, FL 34606 of the County of Hernando State Florida grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

**Lot 4, Block 1706, SPRING HILL UNIT 25, according to the plat thereof as recorded in Plat Book 10, Page 61, Public Records of Hernando County, Florida.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Hengesbach & Hengesbach, P.A. hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. Hengesbach & Hengesbach, P.A. does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.

(SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE)

Signed, sealed and delivered in our presence:

Witness

Printed Name: Traci L. Gaughan

Witness

Printed Name: Antonia Pagano

AKH Investments Inc., a Florida corporation

Alan F. Hengesbach

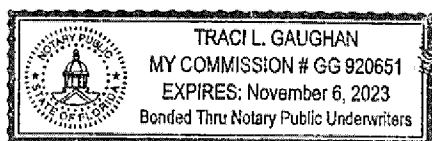
Alan F. Hengesbach, President

State of Florida

County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30<sup>th</sup> day of April, 2021 by Alan F. Hengesbach, as President of AKH Investments Inc., a Florida corporation who ☐ is personally known or ☒ has produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name: Traci L. Gaughan

My Commission Expires: \_\_\_\_\_