

Prepared by and Return to:
Capital Title Solutions
10710 State Road 54, Suite C101
Trinity, FL 34655

File Number: 21-429
\$375,000.00

*Prepared as a mere necessity incident to honor a title
insurance commitment and to issue a title policy.*

Space Above This Line is For Recording Data

GENERAL WARRANTY DEED

MADE THIS August 02, 2021, by Danielle A. Zukoski, an Unmarried Woman, and Timothy M. Maloney, Jr., an Unmarried Man, whose mailing address is 13780 Coronado Drive Spring Hill, Florida 34609, hereinafter collectively referred to as Grantor, hereby conveys and warrants to Cody Allen Ward-Oertel and Liana Ward-Oertel, Husband and Wife, whose address is 13254 Don Loop Spring Hill, Florida 34609 hereinafter collectively referred to as 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 **Three Hundred Seventy Five Thousand dollars & no cents (\$375,000.00)** 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 County of Hernando, State of Florida, viz:

Lot (s) 35 and 36, Amber Woods, Phase II, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 42 and 43, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R16 223 18 1362 0000 0360**

More commonly known as: **13254 Don Loop, Spring Hill, Florida 34609**

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.

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:

James Ivors
Witness Signature

[Signature]
Danielle A. Zukoski

James Ivors
Print Witness Name:

[Signature]
Witness Signature

[Signature]
Timothy M. Maloney, Jr.

Fernando Arruacete Jr.
Print Witness Name:

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of July 2021, by Danielle A. Zukoski, an unmarried woman and Timothy M. Maloney, Jr., an unmarried man.

James M Ivors
Signature of Notary Public

Personally Known OR
Produced Identification Y

Type of Identification Produced

Driver's license

