

Prepared by and Return to:  
Republic Land & Title, Inc.  
8911 Mitchell Boulevard  
Trinity, Florida 34655

File Number: 21-0311 FA

\$ 226,900.00

1001

### General Warranty Deed

Made this August 26, 2021 A.D. By **JESSE PETRONELLI, a married man**, whose post office address is: 11245 HUMBER ROAD, Brooksville, Florida 34614, hereinafter called the grantor, to **LYNDA MILLER, a single woman**, whose post office address is: 825 CAROLINE AVENUE, Tarpon Springs, Florida 34689, 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 Ten Dollars, (\$10.00) 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 Hernando County, Florida, viz:

Lot 80, WEEKIWACHEE SHORES UNIT TWO, according to the Plat thereof recorded at Plat Book 11, Page 37, in the Public Records of Hernando County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **R28 222 17 4220 0000 0800**

**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:*

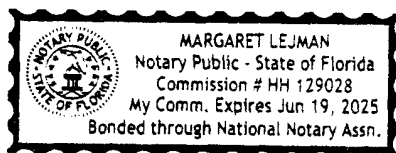
  
\_\_\_\_\_  
(Witness Printed Name) MARGARET LEJMAN

  
\_\_\_\_\_  
Witness Printed Name Walter Lateer

  
\_\_\_\_\_  
**JESSE PETRONELLI** (Seal)  
Address: 11245 HUMBER ROAD, Brooksville, Florida 34614

State of FLORIDA  
County of HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this August 20, 2021 by JESSE PETRONELLI, who is personally known to me or who has produced a Driver's License as identification.



Seal

  
\_\_\_\_\_  
**Notary Public**

**Print Name:** MARGARET LEJMAN

**My Commission Expires:** 6/19/2025