

Prepared by and Return to:  
Bethany Inman  
Executive Title Services of Florida, Inc  
56 Commercial Way  
Spring Hill, FL 34606  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
Property Appraisers Parcel Identification (Folio) Number(s): R01 221 17 3300 0041 0050  
Parcel Key Number: 680800  
File No.: 2021-2440SH

## WARRANTY DEED

**This Warranty Deed** Made this 8th day of September, 2021 by **James Mailhiot, Sr. and Clara Mailhiot, husband and wife** hereinafter called the grantor, whose post office address is: 15 Susan Ln, Rutland, VT 05701

to: **Carmen L. Lopez, Trustee of The Lopez Trust Agreement Dated November 9, 2017** whose post office address is: 9084 Grove Road, Brooksville, FL 34613 hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$45,000.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Hernando County, Florida, viz:

**Lot 5, Block 41, Royal Highlands, Unit 2, as per Plat thereof recorded in Plat Book 11, Pages 61 through 71, inclusive, Public Records of Hernando County, Florida.**

**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 12/31/2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness #1 [Signature]  
Witness #1 Printed Name

Jed Kenner  
Witness #1 Printed Name

Witness #2 Margaret C Eddy  
Witness #2

Margaret C Eddy  
Witness #2 Printed Name

James Mailhiot Sr.  
James Mailhiot, Sr.

Clara Mailhiot  
Clara Mailhiot

STATE OF Vermont  
COUNTY OF Rutland

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 3 day of September, 2021, by James Mailhiot, Sr. and Clara Mailhiot.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

EMILY OSMER  
Notary Public State of Vermont  
No. 157.0004779  
Commission Expires 1-31-23

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification  
Produced: VT DL 20341742 / VT DL 30341732