

Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429

Return to: GRANTEE

File Number: T20215524

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Warranty Deed

This Warranty Deed made this 14 day of September, 2021, between Jay Williams Jonas, correctly known as Jay William Jonas and Karleen Kaye Jonas, husband and wife, whose post office address is 15271 Valerie Court, Brooksville, FL 34613, grantor, and Lawton E. Wagner and Janna Wagner, husband and wife, whose post office address is 15271 Valerie Court, Brooksville FL 34613, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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 the Hernando County, Florida, to-wit:

Lot 12, LINDSEY ACRES, a subdivision according to the plat thereof recorded in Plat Book 20, Page 35, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R23 222 18 2665 0000 0120

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

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

Signed, sealed and delivered in our presence:

Felicia Custer
Witness Signature
Felicia Custer
Witness Printed Name

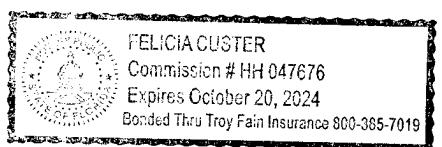
Jay Williams Jonas, correctly known as Jay William Jonas
Jay Williams Jonas, correctly known as Jay William Jonas
Jonas

Stella V Eiland
Witness Signature
Stella V Eiland
Witness Printed Name

Karleen Kaye Jonas
Karleen Kaye Jonas

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 14 day of September, 2021, by Jay Williams Jonas, correctly known as Jay William Jonas and Karleen Kaye Jonas, husband and wife, who () are personally known to me or (X) have produced valid OH as identification.



Felicia Custer
Notary Public
Felicia Custer
Notary Printed Name

My Commission Expires: 10-20-2024