

Prepared by and return to:

Michael L. Cahill, Esq.
5290 Seminole Blvd., Suite D
St. Petersburg, FL 33708

Property Appraiser's Parcel Id: **R12-223-16-2020-0750-0020**

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 30th day of September, 2021, between RONALD M. WAGNER, and his wife HOLLY R. WAGNER, having an address at 1340 GULF BLVD., APT. 19A, CLEARWATER, FL 33767, as the grantors hereunder (collectively hereinafter referred to as the "Grantor"), and RONALD M. WAGNER and HOLLY R. WAGNER, having an address at 1340 GULF BLVD., APT. 19A, CLEARWATER, FL 33767, as Trustee under the Declaration of Trust known as the RONALD M. WAGNER and HOLLY R. WAGNER Living Trust dated September 30, 2021, made by RONALD M. WAGNER and HOLLY R. WAGNER and said Trustee, as the grantee hereunder (hereinafter referred to as the "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and release unto Grantee and the heirs, personal representatives, executors, administrators, successors and assigns of Grantee forever,

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in Hernando County, being more particularly described as:

LOT 2, BLOCK 75, GULF COAST RETREATS, UNIT #6, according to plat thereof as recorded in Plat Book 7, Page(s) 14-A THROUGH 14-C, of the Public Records of HERNANDO County, Florida.

SUBJECT TO RESTRICTIONS OF RECORD.

Site Address: 3220 Gulfview Dr.

Said real property is and remains the Grantors' protected homestead.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,

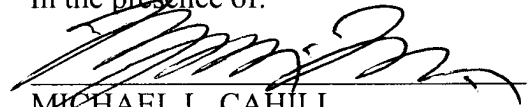
TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, personal representatives, executors, administrators, successors and assigns of Grantee forever.

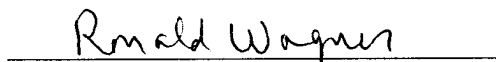
Grantee as Trustee and all successor Trustees hereby are granted the power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of said premises, it being the intention of Grantor to vest in Grantee as Trustee full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

This deed was prepared at the Grantors' request without examination or legal opinion of title.

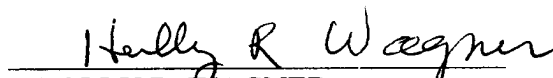
IN WITNESS WHEREOF, Grantor has duly executed this Deed on the date first above written.

In the presence of:


MICHAEL L. CAHILL


RONALD M. WAGNER
Grantor


KATHERINE P. AMMON


HOLLY R. WAGNER
Grantor

STATE OF FLORIDA, COUNTY OF PINELLAS, ss.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on the 30th day of September, 2021, by RONALD M. WAGNER and HOLLY R. WAGNER.



KATHERINE P. AMMON
Commission # HH 065553
Expires November 19, 2024
Bonded Thru Budget Notary Services


KATHERINE P. AMMON

Notary Public

My commission expires on November 19, 2024

Personally Known OR Produced Identification
Type of Identification Produced: Passport State Driver's License