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After Recording Return To:  
Michele Calderon  
Gulf Coast Title Co., Inc.  
111 N. Main St.  
Brooksville, FL 34601

This Instrument Prepared by:  
Scotti Little  
Gulf Coast Title Co., Inc.

111 North Main Street  
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
R32 122 21 1216 0040 0340  
File No.: 21108045

## WARRANTY DEED

**This Warranty Deed**, made the 17th day of November, 2021, by **Mathew E. Strickland and Kaleighan N. Strickland, husband and wife**, hereinafter called the grantor, whose post office address is: 964 Marcus Dr. Apt. #5, Newport News, VA 23602, to **Albert Bonne and Karen Bonne, a married couple**, whose post office address is: 31227 Satinleaf Run, Brooksville, FL 34602, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$302,000.00 Dollars 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, to wit:

Lot 34, Block 4, SHERMAN HILLS SECTION 1, according to the plat thereof as recorded in Plat Book 32, Page 30, of the Public Records of Hernando County, Florida.

The property is the homestead of the Grantor(s).

**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 2021, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]  
Printed Name: Michele M. Calderon

Witness Signature: [Signature]  
Printed Name: Scotti Little

[Signature]  
Mathew E. Strickland

[Signature]  
by Kaleighan N. Strickland  
Attorney In Fact

[Signature]  
Kaleighan N. Strickland

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of November, 2021 by Mathew E. Strickland and Kaleighan N. Strickland. He/She/They is/are ☐ Personally known to me or ☒ Produced drivers license(s) as identification.

[Signature]  
Notary Public Signature  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

