

**Prepared By and Return To:**

Capstone Title, LLC  
13070 Cortez Blvd.  
Brooksville, FL 34613

Order No.: 722-21-097

Property Appraiser's Parcel I.D. (folio) Number:  
R32 323 17 5210 1442 0490

**WARRANTY DEED**

THIS WARRANTY DEED dated November 30, 2021, by Benoa Enterprises Corporation, a New York corporation, existing under the laws of New York, and having its principal place of business at 10 Jasmine Court, Malvern, Pennsylvania 19355 (the "Grantor"), to Brian Kenneth Faust, an unmarried man and Kassandra Joy DeBruyn, an unmarried woman, as joint tenants with full rights of survivorship, whose post office address is 4013 Treetop Circle, Spring Hill, Florida, 34606-6729 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hernando, State of Florida, viz:

Lot 49, Block 1442, Spring Hill Unit 21, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 81 through 96, inclusive, of 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), nor any members of the household of the Grantor(s), reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: 12/31/19.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

David Marsuan Jr.  
Printed Name of First Witness

[Signature]  
Witness Signature

John J. Rogers IV  
Printed Name of Second Witness

Benoa Enterprises Corporation,  
a New York corporation

BY: [Signature]  
George K Liem, President

**Grantor Address:**  
10 Jasmine Court  
Malvern, PA 19355

STATE OF Pennsylvania

COUNTY OF Chester

The foregoing instrument was acknowledged before me by means of  Physical Presence or  Online Authorization, and who  has produced PADL as identification or  is personally known by me, on this 13 of September, 2021 by George K. Liem, President of Benoa Enterprises Corporation, a New York corporation.

[Signature]  
Notary Public

My Commission Expires:

(SEAL)

