

NO CONSIDERATION  
This instrument was prepared by and return to:  
SEAN E. HENGESBACH, ESQ.  
HENGESBACH & HENGESBACH, P.A.  
5438 SPRING HILL DRIVE  
SPRING HILL, FL 34606

Parcel ID No.: R01 221 17 3300 0002 0080

(Space above this line for recording data.)

# WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

This Indenture, made this 7<sup>th</sup> day of January, 2022, between DAVID A. MORANA a married man, joined by his wife, WENDY O. MORANA, whose post office address is 11079 Woodland Waters Blvd., Weeki Wachee, FL 34613, party of the first part, and DAVID A. MORANA and WENDY O. MORANA, husband and wife, whose post office address is 11079 Woodland Waters Blvd., Weeki Wachee, FL 34613, party of the second part.

Witnesseth that said party of the first part, for and in consideration of the sum of \*\*\*\*\*TEN AND NO/100's\*\*\*\*\*Dollars, to her in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her heirs and assigns forever, the following described land, situate, lying and being in HERNANDO County, Florida, to-wit:

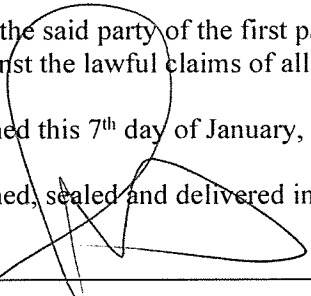
Lot 8, Block 2, ROYAL HIGHLANDS, UNIT NO. 2, as per plat thereof recorded in Plat Book 11, Page 61, Public Records of Hernando County, Florida.

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2022, and subsequent years.

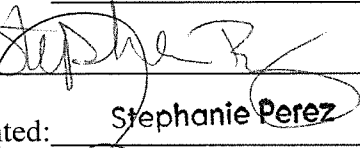
and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed this 7<sup>th</sup> day of January, 2022.

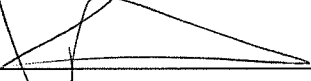
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_

Printed: Sean E. Hengesbach

  
\_\_\_\_\_

Printed: Stephanie Perez

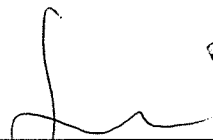
  
\_\_\_\_\_

Printed: Sean E. Hengesbach

  
\_\_\_\_\_

Printed: Stephanie Perez

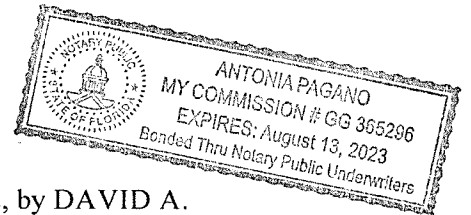
  
\_\_\_\_\_  
DAVID A. MORANA

  
\_\_\_\_\_  
WENDY O. MORANA

Two witnesses as to  
DAVID A. MORANA and WENDY O. MORANA

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on January 7, 2022, by DAVID A. MORANA and WENDY O. MORANA.



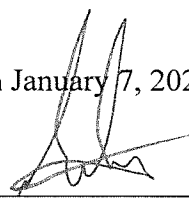
Physical Presence   x  

Remote Notarization \_\_\_\_\_

Personally Known \_\_\_\_\_

Produced Identification   X  

Type of Identification Florida Driver licenses

  
\_\_\_\_\_  
Notary Public--State of Florida  
Print Notary Name: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Hengesbach & Hengesbach, P.A. hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. Hengesbach & Hengesbach, P.A. does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.