

Prepared by:
Wendy J Rowthorn
Precision Title of the Suncoast, Inc.
5975 S. Suncoast Blvd.
Homosassa, Florida 34446

File Number: 2022-0004

\$170500.00

General Warranty Deed

Made this January 7, 2022 A.D. By **Carol A Cline, a single woman**, 1704 Heuss Ave, Schofield, Wisconsin 54476, hereinafter called the grantor, to **Leonard Rosenberg, a single man**, whose post office address is: 7278 Scotland Circle, Weeki Wachee, Florida 34613, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, viz:

See Attached Exhibit "A" for complete Legal Description

Parcel ID Number: **R26-222-17-2297-00A0-0470**

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, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

Christine Flory
Signature of Witness #1
Witness #1 Printed Name Christine Flory

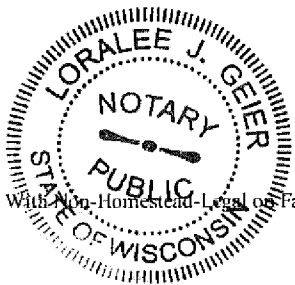
Carol A Cline (Seal)
Carol A Cline
Address:

Call R. Scheel
Signature of Witness #2
Witness #2 Printed Name Call R. Scheel
State of Wisconsin

County of Marathon

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of January, 2022, by Carol A Cline, a single woman, who is/are personally known to me or who has produced Drivers license as identification.

NOTARY SEAL



Loralee J Geier
Notary Public
Print Name: Loralee J Geier
My Commission Expires: 05/23/2023

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EXHIBIT "A"

Lot 47, Block A, Heather Walk Multiple Family P.D.P. Blk "C", according to the Plat thereof, recorded in plat book 17, pages 66 and 67, Public records of Hernando County, Florida