

Prepared by:  
Paramount Title  
Danielle Keegan  
10525 Hearth Rd.  
Spring Hill, FL 34608  
File No.: SH21-105054  
This Deed is prepared pursuant to the issuance of Title Insurance

### GENERAL WARRANTY DEED

Made this January 21, 2022. A.D. by Benjamin Dyal, a married man and James Dyal, a single man and Heather Dyal, a single woman, whose address is: 2370 Meadow Lark Road, Spring Hill, FL 34608 hereinafter called the grantor, to Daryl D. Slinkard, a married man, whose post office address is: 2430 Utica Way, The Villages, FL 32162, 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:

Lots 212 and 213, of WEEKI WACHEE GARDENS ADDITION, according to the map or plat thereof, as recorded in Plat Book 6, Page 64, of the Public Records of Hernando County, Florida.

Parcel ID No.: R32 222 17 4000 0000 2120

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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) or any members of the household of Grantor(s) reside thereon.**

**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 the current year.

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incidental to the issuance of a title insurance policy  
File No.: SH21-105054

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

[Signature]  
Witness Printed Name: Sharon Liberti

[Signature]  
Benjamin Dyal

[Signature]  
Witness Printed Name: Theresa Curbelo

Address:  
2370 Meadow Lark Road  
Spring Hill, FL 34608

State of Florida  
County of Hernando

The foregoing instrument was executed and acknowledged before me this 20<sup>th</sup> of January, 2022, by means of  Physical Presence or  Online Notarization, by Benjamin Dyal who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)



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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

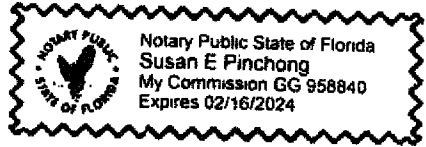
[Signature] [Signature]  
Witness Printed Name: S. Pinchong Heather Dyal

[Signature]  
Witness Printed Name: Robert Wilkerson Address:  
2370 Meadow Lark Road  
Spring Hill, FL 34608

State of Florida  
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 21<sup>ST</sup> of January, 2022, by means of  Physical Presence or  Online Notarization, by Heather Dyal who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]  
Notary Public Susan E. Pinchong  
My Commission Expires: 02/16/2024



(SEAL)

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

[Signature]  
Witness Printed Name: S. Pinchong

[Signature]  
James Dyal

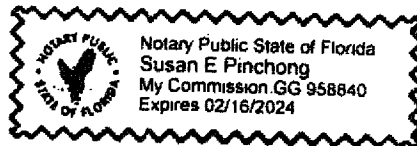
[Signature]  
Witness Printed Name: Robert Wilkerson

Address:  
2370 Meadow Lark Road  
Spring Hill, FL 34608

State of Florida  
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 21<sup>ST</sup> of January, 2022, by means of  Physical Presence or  Online Notarization, by James Dyal who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]  
Notary Public Susan E. Pinchong  
My Commission Expires: 02/16/2024



(SEAL)