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Prepared by and return to:

Audra Chandler
Southern Security Title of the Nature Coast, Inc.
271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771

Actual Consideration paid is \$400,000.00
File No 2022-02-2374

18.50
2800.00

2818.50

Parcel Identification No: Property 1:
R32 323 17 5060 0292 0200

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24 day of March, 2022 between William J. Sherman, a married man and Thomas J. Gerne, a single man, whose post office address is 13919 Northeast Glory Road, Brush Prairie, WA 98606, of the County of Vancouver, State of Washington, Grantors, to Erica S. Ustaszewski, a single woman, whose post office address is 8502 Annapolis Road, Spring Hill, FL 34608, of the County of Hernando, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando, Florida, to-wit:

Lot 20, Block 292, Spring Hill, Unit 6, a subdivision, according to the plat thereof, recorded in Plat Book 8, Page(s) 1-10, Public Records of Hernando County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: William J. Sherman, 13919 Northeast Glory Road, Brush Prairie, WA 98606; Thomas J. Gerne, 13919 Northeast Glory Road, Brush Prairie, WA 98606.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Matt Allen
Witness Signature

Matt Allen
Print Name

[Signature]
Witness Signature

Shameel Faiyaz
Print Name

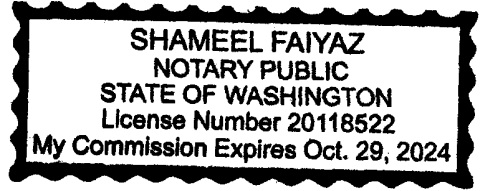
[Signature]
William J. Sherman

[Signature]
Thomas J. Gerne

STATE OF WASHINGTON
COUNTY OF Clallam

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 24th day of March, 2022, by William J. Sherman, and Thomas J. Gerne.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: WADL