

Prepared by and return to:

Doris Rodriguez
Ocean Sands Title Services, Inc.
13753 Linden Drive
Spring Hill, FL 34609
(813) 499-9949
File Number: 2022-69
Will Call No.:

Sales Price: \$375,000.00

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Warranty Deed

This Warranty Deed made this 13th day of April, 2022 between Carolann Watsic, a single woman whose post office address is 655 W Sunbird Path, Hernando, FL 34442, grantor, and Ivan Lee and Lisa Jean Lee, Husband and Wife whose post office address is 1377 OVERLAND DRIVE, Spring Hill, FL 34608, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida** to-wit:

Lot 211, SEVEN HILLS UNIT 5, according to the map or plat thereof as recorded in Plat Book 22, Page 12, Public Records of Hernando County, Florida.

Parcel Identification Number: R30 223 18 3514 0000 2110

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 12/31/2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Liz Pineda

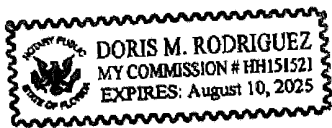
[Signature]
Carolann Watsic

[Signature]
Witness
Printed Name: Doris M Rodriguez

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of April, 2022 by Carolann Watsic who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: Doris M Rodriguez
My Commission Expires: _____