

Prepared by and return to:
Doris M. Rodriguez, Esq.
Ocean Sands Title Services, Inc.
13753 Linden Drive
Spring Hill, FL 34609
(813) 499-9949
File Number: **2022-124**
Will Call No.:

Sales Price: \$290,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **3rd day of May, 2022** between **Jerry A. French aka Jerald A. French and Debra A. French, Husband and Wife** whose post office address is **10370 Snowbird Avenue, Brooksville, FL 34614**, grantor, and **Theodore Vassiliou, a single man** whose post office address is **P.O. Box 1856, Wimberley, TX 78676**, 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:

Lots 10, Block 584, ROYAL HIGHLANDS UNIT NO. 7, according to the map or plat thereof as recorded in Plat Book 12, Page 83, Public Records of Hernando County, Florida.

Parcel Identification Number: R01 221 17 3357 5840 0100

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: Thomas M Perrate

[Signature]

Jerry A. French aka Jerald A French

[Signature]

Witness

Printed Name: Doris M Rodriguez

[Signature]

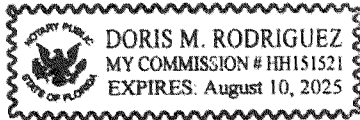
Debra A. French

State of FL

County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of April, 2022 by Jerry A. French aka Jerald A French and Debra A. French who are personally known or have produced drivers' licenses as identification.

[Seal]



[Signature]

Notary Public

Print Name: Doris M Rodriguez

My Commission Expires: _____