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Prepared by and return to:

Kimberly Marks
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File Number: **8734.00**

Recording Fee: \$18.50

Consideration: \$410,000.00

Documentary Stamps: \$2,870.00

Parcel Identification No. **R01 223 18 3130 0000 0833**

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Warranty Deed

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

This Indenture made this **18th** day of **July, 2022** between **Gary W. Burr, a married man joined by his wife, Constance Marie Burr** whose post office address is **14454 Brooklyn Way, Brooksville, FL 34604** of the County of **Hernando, State of Florida**, grantor*, and **Yohana Mendez and Maurice Evans Mendez, wife and husband** whose post office address is **5247 California St., Brooksville, FL 34604** of the County of **Hernando, State of Florida**, grantee*,

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:

The West 1/2 of the South 1/2 of Tract 83, POTTERFIELD GARDEN ACRES, SECTION-J-J, as recorded in Plat Book 5, Page 60, Public Records of Hernando County, Florida. LESS the East 15.00 fee thereof.

Subject to taxes for **2022** and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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 Name: Lyn Mar
[Signature]
Witness Name: Brinnne Hewitt

[Signature] (Seal)
Gary W. Burr
[Signature] (Seal)
Constance Marie Burr

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of July, 2022 by Gary W. Burr and Constance Marie Burr, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

