

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of  
Compass Title, LLC  
Address: 3517 N. Lecanto Hwy  
Beverly Hills, Fl 34465  
File No. 22-08043

Parcel No.: 1075455

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 14th day of September, 2022, by NINA A. SCHENCK and WILLIAM J. SCHENCK, her husband, hereinafter called the Grantors, to JAMES LEWIS and JANET LEWIS, husband and wife, whose post office address is 16384 Wild Azalea Lane, Brooksville, FL 34601, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in City of Brooksville, County of Hernando, State of Florida, viz:

**The North 1/2 of the South 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 21 South, Range 20 East, Hernando County, Florida, EXCEPTING 15 feet off Western boundary for roadway.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature  
Printed Name: Jenice Wheeler

[Signature] L.S.  
Name: William Schenck  
Address: 7496 Spear St., Shelburne, VT 05482

[Signature]  
Witness Signature  
Printed Name: Jyotika Patel

[Signature] L.S.  
Name: Nina Schenck  
Address: 7496 Spear St., Shelburne, VT 05482

STATE OF FLORIDA  
CITY OF BROOKSVILLE  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of September, 2022, by William Schenck and Nina Schenck, who are personally known to me or who have produced Driver License as identification.

[Signature]  
Signature of Notary  
Printed Name: Jyotika Patel  
My commission expires: 11/31/2023

