

I HEREBY CERTIFY THAT I PREPARED THIS DEED FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER THE MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

KENNETH B. REYNOLDS, ESQUIRE
6205 Deltona Blvd
Spring Hill, FL 34606
Tele. No. (352) 515-6940

(Space above this line reserved for recording office use only)

SPECIAL WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: DANIEL H. GNAGI & CATHY LUPARI GNAGI
15292 Woodcrest Rd
Brooksville, FL 34604

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantees, **The Life Estate of DANIEL GNAGI & CATHERINE GNAGI**

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you," shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. CONVEYANCE OF REAL PROPERTY

The Grantor, for and in consideration of the sum of \$10.00, to Grantor and other valuable consideration, does hereby grant, bargain, sell, remise, release and convey unto the Grantees, individuals, as Remaindermen, subject to a retained life estate in Grantor described further in the Reservations and Limitations to Conveyance and Warranty set forth below, the following described land, situate, lying and being in Hernando County, Florida, and legally described as:

LOT 225, Springwood Estates, Unit III, Phase I, according to the map or plat thereof recorded in Plat Book 32, Page(s) 34 and 35, Public Records of HERNANDO COUNTY FLORIDA

PARCEL NUMBER: R14 223 18 3594 0000 2250

TO HAVE AND TO HOLD, the same in fee simple forever, subject to a retained life estate expressly reserved to Grantor so long as the Grantor may live.

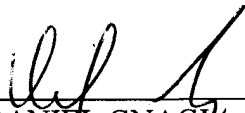
5. Reservations and Limitation to Conveyance and Warranty:

It is the intention of the Grantor to create an Enhanced Life Estate reserving to the Grantor a life estate for the term of their life without any liability for waste and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise encumber the described property.

The Grantor also reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, with or without consideration or joinder of any remaindermen, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remaindermen. Upon the death of the last surviving Life Tenant, the remainder, if any, will then be granted to the following to: KIMBERLY GNAGI.


6. SPECIAL WARRANTY

I do hereby warrant title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under me except for covenants, reservations, restrictions and easements of record.



DANIEL GNAGI
15292 Woodcrest Rd
Brooksville, FL 34604

10-12-22
(Date)

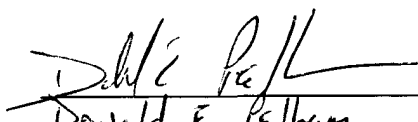


CATHY LUPARI GNAGI
15292 Woodcrest Rd.
Brooksville, FL 34604

10-12-22
(Date)

Signed in the presence of:

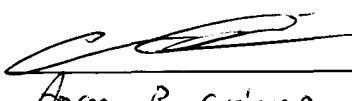
Signed in the presence of:



Donald E. Pelham
8778 FATHER BUSH CT
Brooksville, FL 34613

10-12-22
(Date)

Witness



Aaron Burgrigean
9257 ELIWA RD
SPRING HILL, FL 34608

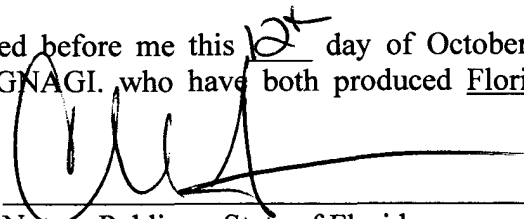
10-12-22
(Date)

Witness

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 12th day of October, 2022, by DANIEL GNAGI and CATHY LUPARI GNAGI, who have both produced Florida Drivers License as identification.





Notary Public - State of Florida