

Prepared by and return to:

Audra Chandler
Southern Security Title of the Nature Coast, Inc.
1271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771
Actual Consideration paid is \$135,000.00
File No 2022-10-2998

18.50 Rec
945.00 DS
\$963.50

Parcel Identification No: Property 1:
R32 323 17 5250 1670 0080

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WARRANTY DEED

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

This indenture made the 20th day of October, 2022 between

Kenneth E. Knowles, Personal Representative of The Estate of Maud S. Wyckoff, deceased, whose post office address is 11299 Beebalm Circle, Lakewood Ranch, FL 34202, of the County of Manatee, State of Florida, Grantor, to
David Sesera, a single man, whose post office address is 9029 Foxdale Lane, Spring Hill, FL 34608, of the County of Hernando, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 8, Block 1670, Spring Hill Unit 25, a subdivision according to the plat thereof recorded in Plat Book 10, Page 61, of the Public Records of Hernando County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 11299 Beebalm Circle, Lakewood Ranch, FL 34202.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Debbie Betancourt

Witness Signature

Debbie Betancourt

Print Name

William Gonzalez

Witness Signature

William Gonzalez

Print Name

The Estate of Maud S. Wyckoff, deceased

By: *Kenneth E Knowles*

Kenneth E. Knowles, Personal Representative

STATE OF FLORIDA
COUNTY OF Broward County

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 20th day of October, 2022, by Kenneth E. Knowles, Personal Representative of The Estate of Maud S. Wyckoff, deceased.

Debbie Betancourt

Signature of Notary Public

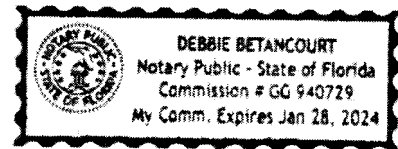
Print, Type/Stamp Name of Notary

Debbie Betancourt

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: _____ drivers license



This Notarization was conducted using online audio/video technology.

Document ID: 842bcea3-8231-40f6-abe5-d95416ee3dd6