

Prepared by and Return To:
Daniel OBerry
Southeast Title, a division of LandCastle Title Group,
LLC
2190 Mariner Blvd
Spring Hill, FL 34609

Order No.: SE8323-00004

APN/Parcel ID(s): R36 122 21 0870 0390 0710

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED made and executed January 20, 2023, by Bonnie K. Garcia, as Personal Representative of The Estate of Barry A. Bustillo (deceased) hereinafter called the grantor, to Danna Tanner, a single woman whose post office address is 9683 CR 671, #92, Bushnell, FL 33513, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in County of Hernando, State of Florida, viz:

Lot 71, Block 39, Ridge Manor Estates, Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2 through 27, inclusive, of the Public Records of Hernando County, Florida.

subject to easements, restrictions, reservations, and limitations of record, if any.

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in Fee Simple forever.

AND 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; that all court orders and laws of Florida have been followed and complied with in all respects; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2022.

PERSONAL REPRESENTATIVE'S DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Josephine G. Nabti
Witness Signature
JOSEPHINE G. NABTI
Print Name

Estate of Barry A. Bustillo (deceased)
BY: Bonnie K Garcia
Bonnie K. Garcia
Personal Representative

Nicole Lewis
Witness Signature
NICOLE LEWIS
Print Name

Address: 1017 E. 17th Ave
Tampa, FL 33605

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of January, 2023, by Bonnie K. Garcia, as Personal Representative of The Estate of Barry A. Bustillo (deceased), to me known to be the person(s) described in or who has/have produced Florida D.L. as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Nicole Lewis
NOTARY PUBLIC NICOLE LEWIS
My Commission Expires: 3/21/24

