

Prepared by:
Jonathan Loew
Loew and Loew, LLC
1350 North Orange Avenue Suite 223
Winter Park, FL 32789
Incident to the issuance of title insurance
Property APN#: R14 121 20 0730 0090 0040
Consideration: \$10.00

GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED, dated **February 1st, 2023** by **Lloyd Rubinstein**, whose post office address is: **28113 FORKLAND ST, BROOKSVILLE, FL, 34601-4392**, hereinafter called the GRANTOR, to **Laurie Reuben and Brett Spencer Rubinstein, wife and husband**, whose post office address is: **28113 FORKLAND ST, BROOKSVILLE, FL, 34601-4392**, 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, aliens, remises, releases, conveys, and confirms unto the GRANTEE with all of the powers as owner, all of their undivided interest in title and all of the Grantor's right to title in Sarasota County, Florida, in the below property:

SEE ATTACHED EXHIBIT A

SUBJECT TO easements, restriction and reservations of record and taxes for the year 2023 and thereafter.

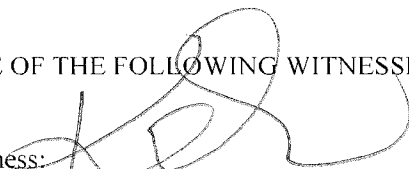
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

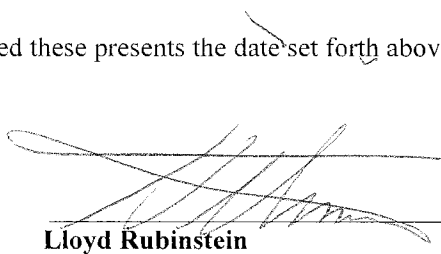
AND THE GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to convey said land; that it hereby fully warrants the undivided interest in title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.
SIGNED IN

THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature of Witness: 

Print Name: Katina Lowery

 (Seal)
Lloyd Rubinstein

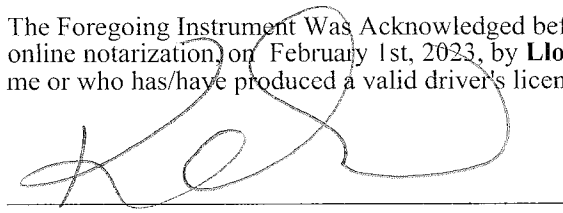
Signature of Witness: 

Print Name: Michael Rubinstein

State of Florida

County of Hernando

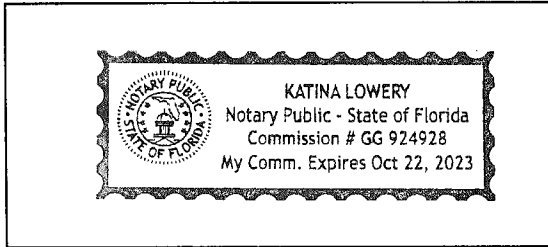
The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on February 1st, 2023, by **Lloyd Rubinstein** who is/ are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public

Print Name: Katina Lowery

My Commission expires: Oct. 22, 2023



{Notarial Seal}

Loan Number: [REDACTED]

Date: 2/1/2023

Property Address: 28113 Forkland St,
Brooksville, FL 34601

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 4 and 5, Block 9, OAKWOOD PARK, subdivision according to the Plat thereof, recorded in Plat Book 4, Page 30, of the Public Records of Hernando County, Florida. AND Tract "B" Commencing at the Northeast corner of Lot 5, Block 9, OAKWOOD PARK, said point being the point of beginning, go thence East a distance of 60.49 feet, thence S 00 degrees 09' 58" West a distance of 99.96 feet, thence West a distance of 62.82 feet, thence North 01 degrees 30' 00" East, a distance of 100 feet to the Point of Beginning.