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THIS INSTRUMENT PREPARED BY AND RETURN TO:
Janet hamblin
All Performance Title Inc
10151 Cortez Blvd
Brooksville, FL 34613
Property Appraisers Parcel Identification (Folio) Numbers: R01 221 17 3340 0302 0080
CONSIDERATION \$34,500.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 16th day of March, 2023 by PROBUILT U.S. INC, A FLORIDA CORPORATION, 4534 COMMERCIAL WAY, SPRING HILL, FL 34606, herein called the grantor, to MARK STOJKE, A MARRIED MAN whose post office address is 11224 KISKA WREN RD, WEEKI WACHEE, FL 34614, 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 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in HERNANDO County, State of Florida, viz.:

Lot 8, Block 302, Royal Highlands Unit No. 5, according to the Plat thereof, recorded in Plat Book 12, Page(s) 45, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.

Being the same property as transferred to the grantors in O.R. Book 3941 , Page 842 , of said public records.

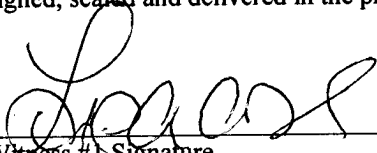
subject property is vacant land.

TOGETHER, with all the 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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


Signed, sealed and delivered in the presence of:

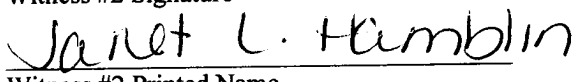


Witness #1 Signature
Lisa A. Daniels



PROBUILT U.S. INC
ROBERT B. EATON, AS PRESIDENT
4534 COMMERCIAL WAY, SPRING HILL, FL 34606

Witness #1 Printed Name


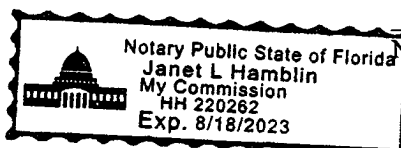
Witness #2 Signature


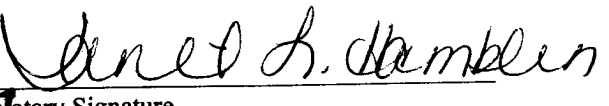
Witness #2 Printed Name

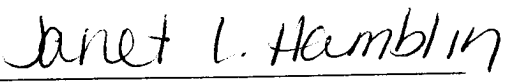
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16th day of March, 2023 by ROBERT B. EATON , AS PRESIDENT OF PROBUILT U.S. INC. Who are/is personally known to me or has produced _____ as identification.

SEAL





Notary Signature


Printed Notary Signature

My Commission Expires: