

Prepared by and return to:

Tanya Rey  
Closing Agent  
HOME/LAND TITLE, INC.  
412 S. Main Street  
Brooksville, FL 34601-3340  
352-796-7792

File Number: 2023-13704

Parcel Identification No. R16-423-7135-0000-00E0

CONSIDERATION AMOUNT: \$570,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 27<sup>th</sup> day of March, 2023 between Edward O. Wiley and Shelley L. Wiley, husband and wife whose post office address is 4130 Racers Way, Brooksville, FL 34604 of the County of Hernando, State of Florida, grantor\*, and Baker Tribe Holdings, LLC, a Florida Limited Liability Company whose post office address is 404 Marshall Street, Safety Harbor, FL 34695 of the County of Pinellas, State of Florida, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

**PARCEL E: The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 23 South, Range 19 East, Hernando County, Florida, LESS the North 60.00 feet of the East 50.00 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 16 and LESS the North 60.00 feet of the West 50.00 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 16.**

**TOGETHER WITH and undivided 1/5 interest in and to the certain access and utility tract described as follows: The East 30.00 feet of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4, LESS road right-of-way for Powell Road AND the West 30.00 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 LESS road right-of-way for Powell Road AND the North 60.00 feet of the East 50.00 feet of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 AND the North 60.00 feet of the West 50.00 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4, all lying and being in Section 16, Township 23 South, Range 19 East, Hernando County, Florida.**


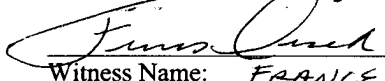
Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

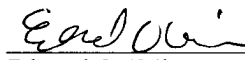
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

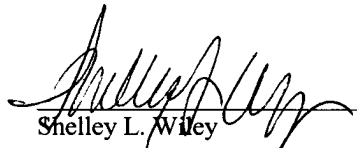
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

  
Witness Name: Tanya Rey  
  
Witness Name: FRANCES CISEK

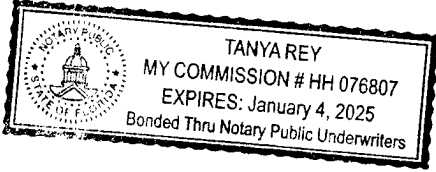
  
Edward O. Wiley (Seal)

  
Shelley L. Wiley (Seal)

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of March, 2023 by Edward O. Wiley and Shelley L. Wiley, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



*Tanya Rey*

Notary Public, State of Florida

Printed Name:

**Tanya Rey**

My Commission Expires:

January 4, 2025