

Prepared by and Return To:

Nikki Sullivan
Southeast Title, a division of LandCastle Title Group,
LLC
2190 Mariner Blvd
Spring Hill, FL 34609

Order No.: SE8323-00246

APN/Parcel ID(s): R32-323-17-5020-0123-0170

WARRANTY DEED

THIS WARRANTY DEED dated March 22, 2023, by Clarence N. Surrena and Mary Grace Surrena, husband and wife, hereinafter called the grantor, to DEC Incorporated, a Florida Corporation, whose post office address is 12403 Centennial St., Spring Hill, FL 34609, 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, allens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hernando, State of Florida, to wit:

Lot 17, Block 123, Spring Hill Unit 2, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 65 through 79, inclusive, of the Public Records of Hernando County, Florida.

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

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 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; that the grantor hereby fully 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.

WARRANTY 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:

Alice L Hulburt
Witness Signature

Clarence N. Surrena
Clarence N. Surrena

Alice L Hulburt
Print Name

Mary-Grace Surrena
Mary Grace Surrena

Wayne R Hulburt
Witness Signature

Address: 35841 Timbertop Lane
Fruitland Park, FL 34731

WAYNE R HULBURT
Print Name

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of March, 2023, by Clarence N. Surrena and Mary Grace Surrena, husband and wife, to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Alice L Hulburt
NOTARY PUBLIC
My Commission Expires: 5-30-26

[SEAL]

