Instr #2023038412 BK: 4311 PG: 1050, Filed & Recorded: 6/21/2023 4:20 PM VDD Deputy Clk, #Pgs:1
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $10.00 Deed Doc Stamp: $0.70
NOTE: SOME ENTRIES ARE OF POOR QUALITY AND MAY NOT BE LEGIBLE.

PREPARED BY and RETURN TO:
Megan L. Williams, Esquire
THE EDWARDS LAW FIRM
A Professional Association
3030 Hartley Road, Suite 210
Jacksonville, FL 32257

Parcel ID No: R23 421 19 0000 0050 0010

WARRANTY DEED

THIS WARRANTY DEED made on January 23, 2023, by HAZEL J. SNOW, the unmarried widow of MAYO M. SNOW, whose post office address is 278 N. Ellison Road, Perry, Florida 32347, hereinafter called the Grantor(s), to

> HAZEL J. SNOW, Trustee or her successors in trust, under the HAZEL JONES SNOW DECLARATION OF LIVING TRUST, dated the 19th Day of April, 1991, and any amendments thereto, with the power and authority either to protect, conserve and to sell or to lease or to encumber or otherwise manage and dispose of the real property described in this warranty deed, whose post office address is 278 N. Ellison Road, Perry, Florida 32347, hereinafter called the Grantee(s).

(Wherever used herein the term "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 no consideration (ZERO DOLLARS), hereby grants, bargains, sells aliens, remises, releases, conveys, and confirms unto the Grantee, the following described land, situate, lying, and being in the County of Hernando, State of Florida to wit:

> **The N 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 21 South, Range 19 East, Hernando County, Florida. Less the East 25 feet thereof reserved for the road right-of-way purposes.**
>
> **THIS** property is not the homestead of the Grantor under the laws and constitution of the State of Florida.
>
> **TOGETHER**, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.
>
> **SUBJECT** to covenants, easements, restrictions, and indebtedness of record, if any.

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.

IN WITNESS WHEREOF, the said Grantor have hereunto set her hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Jennifer Turner
Witness Signature

Jennifer Turner
Print Witness Name

Hazel J. Snow
HAZEL J. SNOW

Hayley Hughlin
Witness Signature

Jessica A. English
Print Witness Name

STATE OF FLORIDA)
SS
COUNTY OF TAYLOR)

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on January 23, 2023, by HAZEL J. SNOW,

( ) who are personally known to me

OR

(✓) who have produced FLDL as identification.

(Notary Seal)

MEGAN L. WILLIAMS
Commission # GG 974262
Expires March 30, 2024
Bonded Thru Budget Notary Services

Megan L. Williams
Notary Public, State of Florida