

Prepared by and return to:
Jackie Murray
The Lyons Law Group, P.A.
4103 Little Road
New Port Richey, FL 34655
(727) 375-8900

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Warranty Deed

This Warranty Deed made this 15th day of September, 2023 between Jonathan Brown, Individually and as Co-Trustee and Kimberly Brown, Individually and as Co-Trustee, of the Jonathan and Kimberly Brown Revocable Trust dated November 2, 2021 whose post office address is 1625 Meadowville Road, Pierson, FL 32180, grantor, and Little Bear Stropnick, Co-Trustee and Lisa Marie Stropnick, Co-Trustee of the The Stropnick Family Trust Date October 9th, 2020 whose post office address is 15139 Centralia Rd., Brooksville, FL 34614, grantee:

(Whenever 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, trusts and trustees)

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:

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 21 South, Range 18 East, Hernando County, Florida, LESS road right-of-way for State Road S-628.

Parcel Identification Number: R35-421-18-7013-0000-0010

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; 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 **12/31/2023**.

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:

[Signature]
Witness
Printed Name: Kimberly A Pye
P.O. Address: 14063 Buckhorn Rd
Brooksville FL 34614

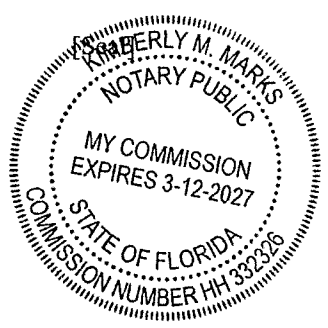
Jonathan and Kimberly Brown Revocable Trust dated November 2, 2021, a Florida Trust
By: [Signature]
Jonathan Brown, Co-Trustee

[Signature]
Witness
Printed Name: Kimberly M. Marks
P.O. Address: 8362 Forest Oaks Blvd
SH FL 34606

Jonathan and Kimberly Brown Revocable Trust dated November 2, 2021, a Florida Trust
By: [Signature]
Kimberly Brown, Co-Trustee

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 th day of September 2023 by Jonathan Brown, Co-Trustee and Kimberly Brown, Co-Trustee of the Jonathan and Kimberly Brown Revocable Trust dated November 2, 2021, who are personally known or have produced drivers' licenses as identification.



[Signature]
Notary Public
Print Name: Kimberly M. Marks
My Commission Expires: 3/12/27