

Prepared By and Return to:
Walta Lateer
Republic Land and Title, Inc.
3391 Mariner Blvd.
Spring Hill, Florida 34609
File Number: 23-0545 OR

\$365,000.00

Warranty Deed

Made this November 3, 2023 A.D. By **JOSEPH L. TASKOSKI, a single man**, whose address is: 12 MILLWOOD AVE, Uncasville, Connecticut 06382, hereinafter called the grantor, to **JOSEPH CUCCIO and ANNETTE CUCCIO, husband and wife**, whose address is: 11067 FRIGATE BIRD AVE, Weeki Wachee, Florida 34613, hereinafter called the grantee:

(Whenever 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 consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 14, Block 31, ROYAL HIGHLANDS, UNIT NO. 2, a subdivision according to the plat thereof recorded in Plat Book 11, Pages 61-71, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R01 221 17 3300 0031 0140**

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 December 31, 2022.

Prepared By and Return to:
 Walta Lateer
 Republic Land and Title, Inc.
 3391 Mariner Blvd.
 Spring Hill, Florida 34609
 File Number: 23-0545 OR

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Walta Lateer

Witness Printed Name Walta Lateer

Joseph L. Taskoski (Seal)
 JOSEPH L. TASKOSKI
 Address: 12 MILLWOOD AVE, Uncasville, Connecticut 06382

Megan E. Miller

Witness Printed Name Megan E. Miller

State of Florida
 County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this November 3, 2023, by JOSEPH L. TASKOSKI, who is/are personally known to me or who has produced Driver's License(s) as identification.

Seal

Walta Lateer
 Notary Public
 Print Name: Walta Lateer
 My Commission Expires: _____

