

CONSIDERATION: \$10.00

PREPARED BY & RETURN TO:
THE LYONS LAW GROUP, P.A.
CHRISTINA KANE, ESQ.
8362 FOREST OAKS BLVD.
SPRING HILL, FL 34606
PHONE: (352) 515-0101
FILE NO: 22137.00
TAX PARCEL # R13-122-19-0278-0000-0020

WARRANTY DEED

THIS INDENTURE, executed this 27th day of March, 2024, between **LAWRENCE M. ROTUNDA** and **STEPHANIE ANN ROTUNDA**, husband and wife, whose address is **9511 WALLIEN DRIVE, BROOKSVILLE, FL 34601**, as **GRANTOR***, and **LAWRENCE M. ROTUNDA AND STEPHANIE ANN ROTUNDA, AS TRUSTEES OF THE ROTUNDA REVOCABLE TRUST DATED MARCH 27, 2024**, with full power and authority to protect, conserve, sell, convey, lease or encumber, both the legal and beneficial interest in the real estate conveyed, or otherwise to manage and dispose of the real property as described below, whose address is **9511 WALLIEN DRIVE, BROOKSVILLE, FL 34601**, as **GRANTEE***.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, 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:

Lot 2, Dogwood Estates, Phase – V, as per plat thereof, recorded in Plat Book 18,
Page 95, Public Records of Hernando County, Florida.

Subject to taxes and assessments for the year 2024 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

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 rights and lawful authority to sell and convey said land, and hereby 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, 2023.

The written acceptance by Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of Trustee's death, disability or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust have been fulfilled. Evidence of a Trustee's death shall consist of a certified copy of said Trustee's death certificate. Evidence of a Trustee's disability shall consist of a licensed physician's affidavit establishing that said Trustee is incapable of performing the duties as Trustee. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

The Successor Trustee shall have the same powers previously granted to the original Trustee.

The Settlor of the above-mentioned Trust shall be entitled to the use and occupancy of all real property transferred to the Trust; said Settlor retains the possessory rights to all such property (including any homestead property), and Settlor shall retain all beneficial interest in all such real property for the balance of Settlor's life, such interest being hereby declared to be "equitable title to real estate" as that term is employed in S.6, Art. VII of the State Constitution and pursuant to *Florida Statutes* 196.041(2) or successor statutes for the purposes of qualifying for homestead tax exemption; along with any and all other exemptions permitted by law.

*"Grantor", "Grantee", and "Trustee" are used for singular or plural, and masculine shall include feminine, as the 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 the presence of:


Witness #1 Signature

CYNDI WALKER

Witness #1 Printed Name

8362 FOREST OAKS BLVD.

SPRING HILL, FL 34606

Witness #1 Address


Witness #2 Signature

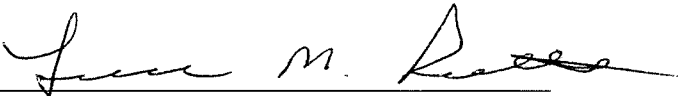
GABRIELA TRACEY

Witness #2 Printed Name

8362 FOREST OAKS BLVD.

SPRING HILL, FL 34606

Witness #2 Address

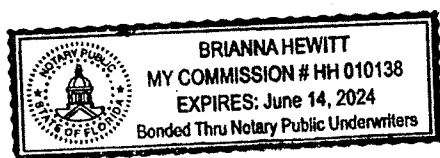

LAWRENCE M. ROTUNDA

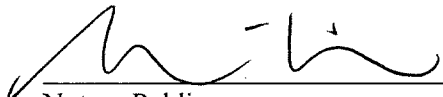

STEPHANIE ANN ROTUNDA

This instrument was prepared from information supplied by the parties hereto. No guarantee or opinion on Title was rendered by The Lyons Law Group, P.A.

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of March, 2024, by **LAWRENCE M. ROTUNDA** and **STEPHANIE ANN ROTUNDA**, who are: ☐ personally known to me or ☒ produced the following identification: Florida Drivers' Licenses.




Notary Public
Typed/Printed/Stamped Name
Commission Expiration
Commission Number