

Prepared by and return to:

Vicky Acosta
Evergreen Settlement Services, LLC
1101 North Lake Destiny Road
335
Maitland, FL 32751

File No 2024-FL-379

Parcel Identification No R09-223-17-2645-0007-0270

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

CSK
18th day of October 2024
This indenture made the 18th day of October, 2024 between **Carlene Simmons Koch**, whose post office address is 9314 French Quarters Circle, Weeki Wachee, FL 34613, of the County of Hernando, Florida, Grantor, to **Austin Palka, and Dana Palka, a married couple, as joint tenants**, whose post office address is 3244 Blythe Avenue, Spring Hill, FL 34609, of the County of Hernando, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 27, Block 7, Lake in the Woods Phase V, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 52 and 53, of the Public Records of Hernando County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Carlene Simmons Koch
Carlene Simmons Koch

Deana Rhea Severse
WITNESS
PRINT NAME: Deana Rhea Severse

5217 Magnolia Rd
Spina Hill FL 34606
WITNESS 1 ADDRESS

Cassandra Jo Devereaux
WITNESS
PRINT NAME: Cassandra Jo Devereaux

11506 Louise Pl
Temple Terrace FL 33617
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ORANGE, Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of October, 2024, by Carlene Simmons Koch.

Deana Rhea Severse
Signature of Notary Public
Print, Type/Stamp Name of Notary
Deana Rhea Severse



DEANA RHEA SEVERSE
Commission # HH 342509
Expires December 18, 2026

Personally Known: _____ OR Produced Identification: _____

Type of Identification
Produced: TX Driver's License