

Prepared by and return to:

Audra Chandler  
Southern Security Title of the Nature Coast, Inc.  
1271 Kass Circle  
Spring Hill, FL 34606  
(352) 688-9771  
Actual Consideration paid is \$350,000.00  
File No 2025-01-4787

18.50  
2450.00  

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2468.50

Parcel Identification No: Property 1:  
R32-323-17-5030-0142-0260

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 27th day of February, 2025 between  
Spring Hill Investment Properties, LLC, a Florida Limited Liability Company, whose post office address is  
5976 Summit View Drive, Brooksville, FL 34601, of the County of Hernando, State of Florida, Grantor, to  
Shaun Kelly and Stefanie Kelly, Trustees of The 7329 Canterbury Land Trust dated February 27, 2025, whose post office  
address is 4236 Orchid Drive, Hernando Beach, FL 34607, of the County of Hernando, State of 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 26, Block 142, SPRING HILL UNIT 3, according to the map or plat thereof, as recorded in Plat Book 7, Pages 80  
through 86, inclusive, 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 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 have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Spring Hill Investment Properties, LLC, a Florida Limited Liability Company

By: Susan Williams  
Susan Williams, Manager



Witness Signature

DANIEL CSANDERS  
Print Name

1271 KASS CIRCLE  
Witness Address Line 1

SPRING HILL, FL. 34606  
Witness Address Line 2



Witness Signature

Megan Montgomery  
Print Name

1271 KASS CIRCLE  
Witness Address Line 1

SPRING HILL, FL. 34606  
Witness Address Line 2

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 27<sup>TH</sup> day of February, 2025 by Susan Williams, Manager of Spring Hill Investment Properties, LLC, a Florida Limited Liability Company, who ( ) is/are personally known to me or who  has/have produced DRIVERS LICENSE as identification.



Signature of Notary Public

DANIEL C SANDERS  
Print, Type/Stamp Name of Notary

