

Prepared by and Return to:  
Bethany Inman  
Executive Title Services of Florida, Inc  
56 Commercial Way  
Spring Hill, FL 34606  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
Property Appraisers Parcel Identification (Folio) Number(s): R32 323 17 5040 0207 0150  
File No.: 2025-4336SH

## WARRANTY DEED

**This Warranty Deed** Made this 14th day of March, 2025 by **Adam Brecher, a married man, joined by his wife Megan Brecher** hereinafter called the grantor, whose post office address is: 1071 Katie Wood Trail, Brooksville, FL 34606

to: **Jorge Olmo, a single man** whose post office address is: 1104 Tryon Circle, Spring Hill, FL 34606 hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$220,000.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Hernando County, Florida, viz:

**Lot 15, Block 207, Spring Hill Unit 4, according to the Plat thereof, recorded in Plat Book 7, Page(s) 87 through 95, of the Public Records of Hernando County, Florida.**

**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 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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 #1 Signature

Bethany Inman  
Witness #1 Name Printed

40 56 Commercial Way  
Spring Hill FL 34606  
Witness #1 Address

[Signature]  
Witness #2 Signature

D. Connell  
Witness #2 Name Printed

40 5419 Main Street  
Newport Richey FL 34652  
Witness #2 Address

[Signature]  
Adam Brecher

[Signature]  
Megan Brecher

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 14th day of March, 2025 by Adam Brecher and Megan Brecher, who ( ) is/are personally known to me or who (X) has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public  
Bethany Inman  
Print, Type/Stamp Name of Notary

