

Prepared by and return to:

**SETON T. HENGESBACH**

Attorney at Law

**HENGESBACH & HENGESBACH, P.A.**

5438 Spring Hill Drive

Spring Hill, FL 34606

352-683-1963

File Number: 20155419

Consideration: \$133,000.00

Parcel Identification No. R2422317281600000940

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## **Warranty Deed**

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

This Indenture made this 9th day of November, 2015 between Mandy Ann Schuldt f/k/a Mandy Ann Szczygiel, Timothy E. Szczygiel, Wendy Ann Szczygiel, Lisa Ann Durante, Jeffrey Joseph Szczygiel, Karen Ann Fildes and Chester S. Szczygiel, Jr., whose post office address is 4985 Shasta Way, Santa Maria, CA 93455 of the County of Santa Barbara, State of California, grantor\*, and Kyle D. Butler and Anita D. Butler, husband and wife whose post office address is 1934 Lullaby, Holiday, FL 34691 of the County of Pasco, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

**Lot 94, Oakridge Estates Unit I, according to the map or plat thereof as recorded in Plat Book 21, Page 15, Public Records of Hernando County, Florida.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

**(SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES)**

Signed, sealed and delivered in our presence:

\* Janice Sanders  
Witness Name: Janice Sanders

Mandy Ann Schuldt (Seal)  
Mandy Ann Schuldt f/k/a Mandy Ann Szczygl

\* Kathy L. Kirkland  
Witness Name: KATHY L. KIRKLAND

State of California  
County of Santa Barbara

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of November, 2015 by Mandy Ann Schuldt, who ☐ is personally known or ☒ has produced a driver's license as identification.

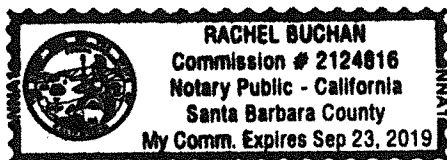
[Notary Seal]

Rachel Buchan  
Notary Public

Printed Name: Rachel Buchan

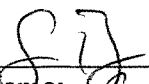
My Commission  
Expires:


9/23/2019



Signed, sealed and delivered in our presence:

\*   
 Witness Name: Marco Fonseca


\*   
 Witness Name: Craig Paige

 (Seal)  
 Timothy E. Szczygiel

State of Connecticut  
 County of New Haven

The foregoing instrument was acknowledged before me this 4 day of November, 2015 by Timothy E. Szczygiel who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
 Notary Public

Printed Name: Craig A Paige


My Commission Expires: Nov 30 2019


**CRAIG A. PAIGE**  
 Notary Public, State of Connecticut  
 Commission Expires Nov. 30, 2019



Signed, sealed and delivered in our presence:

\*   
 Witness Name: Mario Fonseca

\*   
 Witness Name: Craig Paige

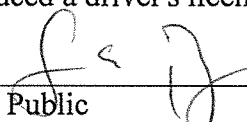
 (Seal)  
 Wendy Ann Szczygiel

State of Connecticut  
 County of New Haven

The foregoing instrument was acknowledged before me this 4 day of November, 2015 by Wendy Ann Szczygiel who ☐ is personally known or ☒ has produced a driver's license as identification.

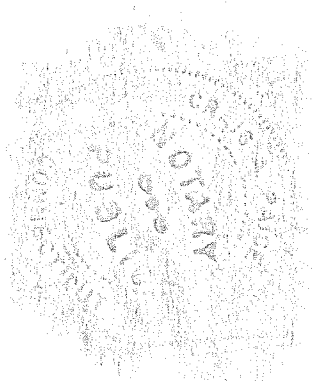
[Notary Seal]

**CRAIG A. PAIGE**  
 Notary Public, State of Connecticut  
 Commission Expires Nov. 30, 2019

  
 Notary Public

Printed Name: Craig A Paige

My Commission Expires: Nov 30 2019



Signed, sealed and delivered in our presence:

\* [Signature]  
 Witness Name: marco Forseca

[Signature] (Seal)  
 Lisa Ann Durante

\* [Signature]  
 Witness Name: Craig Paige

State of Connecticut  
 County of New Haven

The foregoing instrument was acknowledged before me this 4 day of November, 2015 by Lisa Ann Durante who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]  
 Notary Public

Printed Name: Craig A Paige

My Commission  
 Expires: Nov 30 2019

**CRAIG A. PAIGE**  
**Notary Public, State of Connecticut**  
**Commission Expires Nov. 30, 2019**

Signed, sealed and delivered in our presence:

\* Kimberly A. Kish  
 Witness Name: Kimberly A. Kish

\* Cindy G. Nowland  
 Witness Name: CINDY G. NOWLAND

Jeffery Joseph Szczygiel (Seal)  
 Jeffery Joseph Szczygiel

State of OHIO  
 County of FRANKLIN

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of November, 2015 by Jeffery Joseph Szczygiel who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Kimberly A. Kish  
 Notary Public, State of Ohio  
 My Commission Expires 01-03-2016

Kimberly A. Kish  
 Notary Public

Printed Name: Kimberly A. Kish

My Commission Expires: 01-03-2016

Signed, sealed and delivered in our presence:

\* [Signature]  
 Witness Name: Marco Fonseca

Karen Ann Fields (Seal)  
 Karen Ann Fields  
 Fields (F)

\* [Signature]  
 Witness Name: SB Craig Paige

State of Connecticut  
 County of New Haven

The foregoing instrument was acknowledged before me this 4 day of November, 2015 by Karen Ann Fields who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

**CRAIG A. PAIGE**  
 Notary Public, State of Connecticut  
 Commission Expires Nov. 30, 2019

[Signature]  
 Notary Public

Printed Name: Craig A Paige

My Commission  
 Expires: Nov 30 2019

Signed, sealed and delivered in our presence:

\* Kimberly A. Kish  
Witness Name: Kimberly A. Kish

\* Cindy G. Nowland  
Witness Name: CINDY G. NOWLAND

Chester S. Szczygiel, Jr. (Seal)  
Chester S. Szczygiel, Jr.

State of Ohio  
County of Franklin

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of November, 2015 by Chester S. Szczygiel, Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.

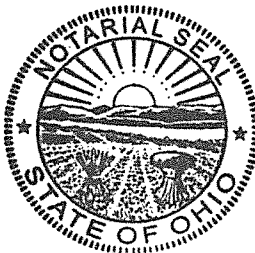
[Notary Seal]

Kimberly A. Kish  
Notary Public

Printed Name: Kimberly A. Kish

My Commission  
Expires:

01-03-2016



Kimberly A. Kish  
Notary Public, State of Ohio  
My Commission Expires 01-03-2016