

Prepared by and Return To:
Lisa Chamblee, an employee of
AMERICAS TITLE CORP
120 BUSHNELL PLAZA
Bushnell, Florida 33513
File Number: 16-201228

General Warranty Deed

Made this July 17, 2020 A.D. By **RANDY DANIEL BOONE**, whose address is: 307 Shelby Brook Drive, Plant City, Florida 33563, hereinafter called the grantor, to **EJR & FVM INVESTMENTS INC.**, whose post office address is: PO BOX 5348, Spring Hill, Florida 34611, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of (\$13000) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

LOT 9 AND THE WEST 1/2 OF LOT 10, BLOCK 2, EDGEWATER, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 37, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SUBJECT TO Covenants, Restrictions and Easements of record.

Parcel ID Number: **R24 121 20 0310 0020 0090**


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

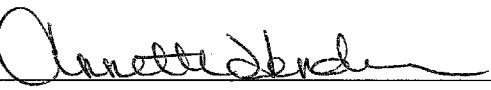
Signed, sealed and delivered in our presence:



Witness Signature
Witness Printed Name **Lisa D. Chamblee**



RANDY DANIEL BOONE
Address: 307 Shelby Brook Drive, Plant City, Florida 33563

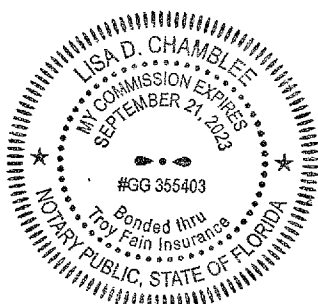



Witness Signature
Witness Printed Name **Annette Henderson**

State of FLORIDA
County of SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this July 17, 2020, by **RANDY DANIEL BOONE**, who is/are personally known to me or who has produced FLA D/L as identification.

Notary Seal





Notary Public **Lisa D. Chamblee**
Notary Printed Name:
My Commission Expires: