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After Recording Return To:
Mary Mahla
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
Mary Mahla
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R14 121 20 0470 0060 0010
File No.: 20097016

WARRANTY DEED

This Warranty Deed, made the 15th day of September, 2020, by **Joe Martin and Brenda Martin, husband and wife**, hereinafter called the grantor, whose post office address is: 13982 CR 737, Webster, FL 33597, to **David Birdsell, a single person**, whose post office address is: 11738 Broad St., Brooksville, FL 34601, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$60,000.00 Dollars 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, to wit:

SEE EXHIBIT A ATTACHED HERETO

The property is not the homestead of the Grantor(s).
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 2019, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Theresa E. Clay Joe Martin
Printed Name: Theresa E. CLAY Joe Martin

Witness Signature: Mary J. Mahla Brenda Martin
Printed Name: MARY JO MAHLA Brenda Martin

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of September, 2020 by Joe Martin and Brenda Martin. He/She/They is/are Personally known to me or Produced drivers license(s) as identification.

Mary J. Mahla
Notary Public Signature
Printed Name: MARY JO MAHLA
My Commission Expires: _____

Online Notary (Check Box if acknowledgment done by Online Notarization)



EXHIBIT "A"
LEGAL DESCRIPTION

The East 20 feet of Lot 2, Block 6, of the Town of Istachatta, as per plat thereof recorded in plat book 3, page 19, public records of Hernando County, Florida, and being a part of the NE 1/4 of SW 1/4 of Section 14, Township 21 South, Range 20 East;

AND

Lot 1 of Block 6, of the Town of Istachatta, Florida, as per plat thereof recorded in plat book 3, page 19, public records of Hernando County, Florida, and being described as follows:

Beginning at a point where the Southern margin of Magnolia Street in the Town of Istachatta intersects with the Western margin of the Atlantic Coast Line Railroad right-of-way, from thence run West along the Southern margin of said Magnolia Street a distance of 85 feet, thence due South 200 feet to the Western margin of said railroad right-of-way, thence in a Northeasterly direction along said right-of-way to the point of beginning, and being a part of the North 1/2 of SW 1/4 of Section 14, Township 21 South, Range 20 East, Hernando County, Florida.