

Prepared by and Return to:
Joshua Brauerman
Trusted Title, Inc.
13779 Linden Drive
Spring Hill, FL 34609

File Number: FL2203012

*Prepared as a mere necessity incident to honor a title
insurance commitment and to issue a title policy.*

Space Above This Line is For Recording Data

GENERAL WARRANTY DEED

MADE THIS 29th day of March, 2022, by **Erica Millett, a single woman**, whose address is 26030 Sitting Bull Street, Brooksville, FL 34601, hereinafter collectively referred to as Grantor, hereby conveys and warrants to **E Loans Mortgage, Inc., A Florida corporation, as Trustee of the ELM Land Trust, under the provisions of a trust agreement dated the 28th day of May, 2014**, whose address is 13787 Linden Drive, Spring Hill, FL 34609, hereinafter collectively referred to as Grantee, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statutes 689.071 & 689.073.

(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 **One Hundred Thousand Dollars and No Cents (\$100,000.00)** 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 the County of Hernando, State of Florida, viz:

TRACT 57, DEER HAVEN ESTATES, UNRECORDED, MORE PARTICULARLY DESCRIBED AS:

THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA. SUBJECT TO AN EASEMENT OVER AND ACROSS THE EAST 15 FEET FOR INGRESS AND EGRESS.

TOGETHER WITH THAT 1990 SHAD MOBILE HOME VIN# 14605522A AND 14605522B

Parcel ID Number: **R16 121 20 0265 001 0570**

More commonly known as: **26030 Sitting Bull Street, Brooksville, FL 34601**

Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

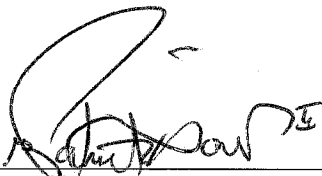
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2021.


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

George Patrick Hand III
 Print Witness Name:


 Erica Millett


 Witness Signature

Christina Kelly
 Print Witness Name:

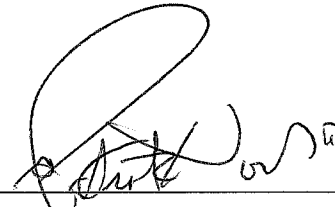
STATE OF **FLORIDA**

COUNTY OF **HERNANDO**

The foregoing instrument was acknowledged before me, a notary public, by means of ☒ physical presence or ☐ online notarization, this 29 day of **March, 2022**, by **Erica Millett**, ☐ who is personally known to me, or ☒ who has produced a valid Driver License as identification.



(Notary Seal or Stamp)


 Notary Public, State of Florida
 Printed Name: George Patrick Hand III
 My commission expires: 5/23/22