Instr #2022063397 BK: 4210 PG: 1693, Filed & Recorded: 8/22/2022 12:56 PM CVW Deputy Clk, #Pgs:2
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $1,960.00

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

File Number: FL2204004

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 18th day of August, 2022, by **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**, 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 Statute 689.071 & 689.073, whose address is 13789 Linden Drive, Spring Hill, FL 34609, hereinafter collectively referred to as Grantor, hereby conveys and warrants to **Gabriel Gonzalez, a single man**, whose address is 26030 Sitting Bull Street, Brooksville, FL 34601, hereinafter referred to as 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 **Two Hundred Eighty Thousand Dollars and No Cents ($280,000.00)** 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 0010 0571**

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

Grantee, for itself and its successors and assigns, agrees to and hereby does indemnify, fully acquit forever discharge and waive any and all claim against Grantor and E Loans Mortgage, Inc., and Vyacheslav Fingerman, and any other associates or affiliate companies owned or controlled by Vyacheslav Fingerman, for any cost, loss, damage, or liability which Grantee or its successors and assigns may incur as a result of any condition of the premises, including but not limited to physical and/or mechanical or the need to, or desirability to do any removal, cleanup, correction or remedial work. Furthermore, Grantees or its successors and assigns hereby agree to release and hold harmless Trustee and unnamed beneficiaries and E Loans Mortgage, Inc., Vyacheslav Fingerman, and any other associates or affiliate companies owned or controlled by Vyacheslav Fingerman, from any and all liability in connection with said property.

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

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

Witness Signature

Vyacheslav Fingerman, as President of E Loans Mortgage, Inc., as Trustee

Joshua G. Jurosz
Print Witness Name:

Witness Signature

Joshua Brauwerman
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 18 **day of August, 2022**, by **Vyacheslav Fingerman, acting in his corporate capacity as President of E Loans Mortgage, Inc., as Trustee of the ELM Land Trust, under the provisions of a trust agreement dated the 28th day of May, 2014**, who is/are ☒ personally known to me or who has/have ☐ produced a valid _____ as identification.

Notary Public State of Florida
Joshua W Brauwerman
My Commission GG 979660
Expires 05/10/2024

(Notary Seal or Stamp)

Notary Public, State of Florida
Printed Name: Joshua Brauwerman
My commission expires: 5/10/2024