Instr #2023060683 BK: 4346 PG: 515, Filed & Recorded: 9/22/2023 4:12 PM MR Deputy Clk, #Pgs:1
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $10.00 Deed Doc Stamp: $420.00

Instrument Prepared By (and return to)
David C. Sasser, P.A./thm
161 E. Jefferson St., Suite B
Brooksville, FL 34601
Consideration: $60,000.00

Parcel ID Number: R24 121 20 0310 0010 0080

Warranty Deed

This Indenture, Made this 21st day of September, 2023 A.D., **Between**
Jason Ward, a single man, and Sabrina Marie Roddenberry, a single woman, by Lynn L. Mountain, Appointed Special Master under Case No. 23-CA-258 in the Fifth Judcial Circuit in and for Hernando County, Florida, Grantors,
and **Clarence Edward Hensley**
whose address is: 29056 Lake Lindsey Rd., Nobleton, FL 34661
of the County of Hernando, State of Florida, **Grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Hernando State of Florida to wit:
Lots 8 and 9, Block 1, Edgewater, according to the map or plat thereof as recorded in Plat Book 3, Page 37, Public Records of Hernando County, Florida.

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

(Wherever used in this deed, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural, as context requires.)

Together with all rights belonging to the property.
TO HAVE AND TO HOLD the same in fee simple forever.
AND Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor does fully warrant the title to the property and will defend the property against the lawful claims of all persons; and that the property is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2022

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Printed Name: Tina M. Hutchinson-Mathias
Witness

Printed Name: ANTOIN R. Lee
Witness

Lynn L. Mountain, (Seal)
Appointed Special Master
11 N. Main St., Brooksville, FL 34601

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ✓ personal presence or ___ online notarization this 21st day of September, 2023 by Lynn L. Mountain, Appointed Special Master, who is personally known to me ~~or who has produced her~~ _____ as identification.

TINA M HUTCHINSON-MATHIAS
Commission # HH 005938
Expires June 24, 2024
Bonded Thru Budget Notary Services

Notary Public
Printed Name: Tina M. Hutchinson-Mathias
My Commission Expires: / /