

Prepared by:  
Wendy J Rowthorn  
Precision Title of the Suncoast, Inc.  
5337 S Suncoast Blvd.  
Homosassa, Florida 34446  
File Number: 2025-0019

## Warranty Deed

Made this March 27, 2025 A.D. By **JDZ Holdings, LLC**, whose address is: 9971 Thaxton Street, Brooksville, Florida 34613, hereinafter called the grantor, to **Gerald Zahringer, a married man and Shawn Zahringer, a married man**, as joint tenants with full rights of survivorship, whose post office address is: 8438 S Suncoast Blvd, Homosassa, Florida 34446, 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 Ten Dollars, (\$10.00) 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 Hernando County, Florida, viz:

The South 1/2 of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 19 East, Public Records of Hernando County, Florida.

Parcel ID Number: R07 421 19 0000 0160 0000


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

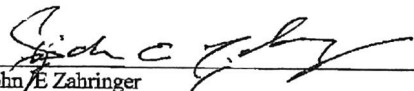
**To Have and to Hold**, the same in fee simple forever.

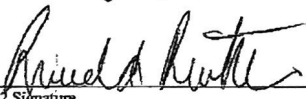
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

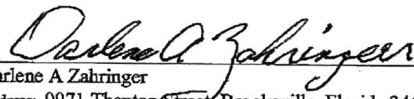
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

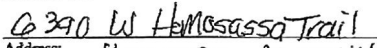
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness #1 Signature Wendy J Rowthorn  
5337 S Suncoast Blvd Homosassa, FL 34446


 (Seal)  
\_\_\_\_\_  
John E Zahringer  
Address: 9971 Thaxton Street, Brooksville, Florida 34613

  
\_\_\_\_\_  
Witness #2 Signature  
Ronald Rowthorn  
Printed Name

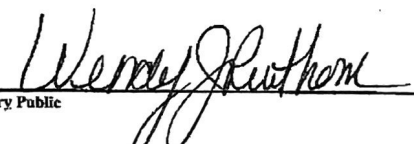
 (Seal)  
\_\_\_\_\_  
Darlene A Zahringer  
Address: 9971 Thaxton Street, Brooksville, Florida 34613

  
\_\_\_\_\_  
Address: Homosassa FL 34448

State of FL  
County of CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27th day of March, 2025, by John E Zahringer and Darlene A Zahringer, who is/are personally known to me or who has/have produced  as identification.

NOTARY SEAL

  
\_\_\_\_\_  
Notary Public