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Prepared by and return to:

Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792

File Number: 2020-12339

Parcel Identification No. R21-422-19-0000-0390-0000

CONSIDERATION AMOUNT: \$50,000.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of June, 2020 between William S. Lavin, a single man whose post office address is 11350 Old Crystal River Road, Brooksville, FL 34601 of the County of Hernando, State of Florida, grantor*, and April LaBelle, a married woman and Sabine M. Hopson, a married woman, As Joint Tenants With Rights of Survivorship whose post office address is 3450 Aspen Court, Spring Hill, FL 34606 of the County of Hernando, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

All that part of the West 1/2 of SE 1/4 of SW 1/4 of NW 1/4 of Section 21, Township 22 South, Range 19 East, Hernando County, Florida, lying North of Old State Road No. 50, LESS the West 85.0 feet of the South 118.67 feet thereof, and LESS the East 100.00 feet of the South 315.16 feet thereof.

SUBJECT TO an easement for ingress and egress over and across the following described parcel: Beginning at the Southwest corner of the above described property and run thence North 00°07'31" West along the West line of said Tract a distance of 20.00 feet, thence go North 86°49'00" West a distance of 20.00 feet, thence go South 00°07'31" East a distance of 185.19 feet to the Northerly right-of-way of Spring Hill Road, thence go South 86°49'00" East, along said right of way a distance of 20.00 feet, thence go North 00°07'31" West a distance of 165.19 feet to the POINT OF BEGINNING.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Beth A. Yealy
Witness Name: Beth A. Yealy

William S. Lavin (Seal)
William S. Lavin

Tanya Re
Witness Name: Tanya Re

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 25th day of June, 2020 by William S. Lavin, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]

Beth A. Yealy
Notary Public, State of Florida

Printed Name: Beth A. Yealy

My Commission Expires: June 26, 2021

