

After Recording Return To:
Michele Calderon
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R33 421 18 0000 0100 0047
File No.: 21017290

WARRANTY DEED

This Warranty Deed, made the 19th day of February, 2021, by **Daniel A. Haus and Richard James Kilburg**, hereinafter called the grantor, whose post office address is: 1154 E. Triple Crown Loop, Hernando, FL 34442, to **William Cada and Bailey Cada, husband and wife**, whose post office address is: 14375 Saltby Pl., Spring Hill, FL 34609, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$132,000.00 Dollars 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, to wit:

LOT 8

A Portion of the West 1/2 of the Southwest 1/4 of Section 33, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:
Beginning at the Southwest corner of said Section 33, thence North 00°51'49" West along the West boundary of said Southwest 1/4, a distance of 334.00 feet; thence North 90°00'00" East, a distance of 1305.42 feet; to a point on the East Boundary line of the West 1/2 of the Southwest 1/4 of said Section 33; thence along said East boundary South 00°17'03" East, a distance of 334.00 feet to the Southeast corner of said West 1/2 of the Southwest 1/4; thence North 90°00'00" West, a distance of 1305.54 feet to the Point of Beginning.


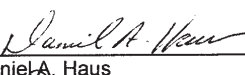
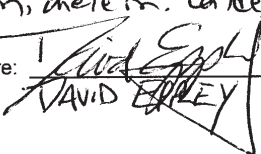
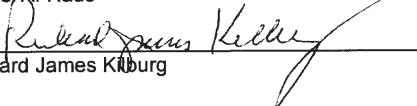
Subject to Declarations of Conditions and Restriction attached hereto.

The property is not the homestead of the Grantor(s).
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 2020, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)


IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

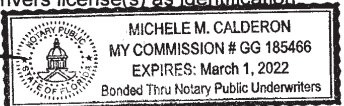
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: 	
Printed Name: Michele M. Calderon	Daniel A. Haus
Witness Signature: 	
Printed Name: DAVID KELLEY	Richard James Kilburg

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of February, 2021 by Daniel A. Haus and Richard James Kilburg. He/She/They is/are Personally known to me or Produced drivers license(s) as identification


Notary Public Signature
Printed Name: _____
My Commission Expires: _____
 Online Notary (Check Box if acknowledgment done by Online Notarization)



DECLARATIONS of
Conditions and Restriction for
Lots 1-8 Hernando County, Fl

This declaration made on the 12th day of February 2021 by Richard James Kilburg & Daniel Haus herein after referred to as "Declarant".

Declarant is the owner of certain real property located in Land Lots 1,2,3,4,6,7,8 - Legal description: The West 1/2 of the Southwest 1/4 of Section 33, Township 21 South range 18 East lying South of Centralia Road of public records of Hernando county, Florida less that portion deeded to the State of Florida in O.R. book 396, Page 423. Subject to 100 foot wide Florida power transmission utility easement.

By the Declaration Declarant intends to establish certain covenants; conditions, and restrictions on lots for the benefit and protection of the future and present owners of the lots, and for the establishment and maintenance of sound values for the lots. The restrictions herein are intended to be mutually enforceable by Declarant, his heirs, successors and assignees.

1. The lots subject to this declaration shall be used for single family residential purposes only.
2. No dwelling shall have less than 2000 square feet of finished heated space exclusive of porches, basements, carports, garages, patios etc. provided that the first or main story in any multi-story structure (excluding basement) shall have a minimum of 1400 square ft. of such space. Such dwelling shall be built on a permanent foundation. Construction of the exterior and interior of all dwellings shall be completed within twelve months of commencement. All construction and other improvements shall be performed in strict compliance with state and local laws, regulations, codes and ordinances. No person shall occupy a dwelling, with or without an occupancy certificate, prior to substantial completions of both the interior and exterior. No construction/personal trailers shall be permitted within the specified lots. No mobile/manufactured/modular homes shall be placed on any lot.

Any invalidation of one or more of the provisions herein shall not affect the enforceability of the remaining terms or provisions.