

This Instrument Prepared by and Return to:

PAUL H. NESSLER, JR., P.A.

10002 Cortez Blvd.

Spring Hill, FL 34613

Our File No.: 22RE218

Property Appraisers Parcel Identification (Folio) Number: R02-223-17-3245-00C2-0050 and
R02-223-17-3245-00C2-0060

Consideration: \$350,000.00

Florida Documentary Stamps in the amount of \$2,450.00 have been paid hereon.

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WARRANTY DEED

THIS WARRANTY DEED, made the 27th day of January, 2023 by J. Lloyd Smith and Pearl Smith, husband and wife, whose post office address is 9235 Lakeview Drive, New Port Richey, FL 34654, as to Parcel 1, and River Country Enterprises, LLC, a Florida Limited Liability Company, whose post office address is 2005 Harbour Watch Circle, Tarpon Springs, FL 34689, as to Parcel 2, herein called the Grantors, to Commercial Way Plaza, LLC a Florida Limited Liability Company whose post office address is 7284 Broad Street, Brooksville, FL 34601, hereinafter called the Grantees:

(Wherever used herein the terms "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 Grantors, for and in consideration of the sum of Three Hundred Fifty Thousand and 00/100 (\$350,000.00) 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 Hernando County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.
Subject to a 7.5 ft. easement reserved and granted to River Country Enterprises, LLC, for the maintenance of the forced sewer main existing on Parcel 1.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD, NOR IS IT CONTIGUOUS TO GRANTOR'S HOMESTEAD, AS MADE AND PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDES ON THE PROPERTY OR IS NOW OR EVER HAS BEEN ADJACENT TO THE PROPERTY.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

PAUL H. NESSLER, JR.

Witness #1 Printed Name

Witness #2 Signature

BRIANNA N. MAZE

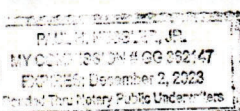
Witness #2 Printed Name

J. Lloyd Smith (Seal)
J. Lloyd Smith
Pearl Smith (Seal)
Pearl Smith

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of January, 2023, by J. Lloyd Smith and Pearl Smith who are personally known to me or have produced **DRIVER'S LICENSE** as identification.

SEAL



Notary Public

PAUL H. NESSLER, JR.

My Commission Expires:

Printed Notary Name

1487012

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

+ Linda O'Connors
Witness #1 Signature

LINDA O'CONNORS
Witness #1 Printed Name

+ Kim Hagedorn
Witness #2 Signature

Kim Hagedorn
Witness #2 Printed Name

River Country Enterprises, LLC, a Florida
Limited Liability Company

By: Stuart R. Glover (Seal)
Stuart R. Glover, as Manager

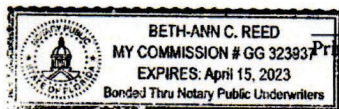
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of January, 2023, by Stuart R. Glover, as Manager of River Country Enterprises, LLC, a Florida Limited Liability Company who is personally known to me or have produced _____ as identification.

SEAL

Beth Ann C. Reed
Notary Public

My Commission Expires:



Beth Ann C. Reed
Printed Notary Name

1487012