

Prepared by and return to:

Leigh Heckman
Southern Security Title of the Nature Coast, Inc.
1271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771
Actual Consideration paid is \$245,000.00
File No 2025-09-5251

Parcel Identification No: Property 1:
R32 223 18 3615 0000 0010

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WARRANTY DEED

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

This indenture made the 24th day of September, 2025 between
Matthew Marsh and Christina Marsh, husband and wife, whose post office address is
13128 Huntington Woods Avenue, Spring Hill, FL 34609, of the County of Hernando, State of Florida, Grantors, to
Sean Schrader and Crystal Schrader, husband and wife, whose post office address is
533 Storybook Lane, Spring Hill, FL 34609, of the County of Hernando, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Hernando, Florida, to-wit:

Lot 1, STORYBOOK ESTATES, a subdivision according to the plat thereof recorded in Plat Book 39, Pages 40 and 41, of the Public Records of Hernando County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 13128 Huntington Woods Avenue, Spring Hill, FL 34609.

Grantors here state that they have been continuously married from the time they acquired the above-described property through the date herein.

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

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Signature

Cheryl Fleckenstein
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

[Handwritten Signature]
Witness Signature

Megan McCoy
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

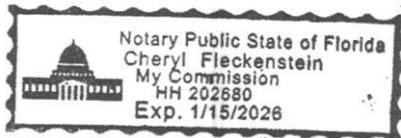
[Handwritten Signature]
Christina Marsh

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of September, 2025, by Christina Marsh, who is/are personally known to me or who has/have produced Driver's License as identification.

[Handwritten Signature]
Signature of Notary Public

Cheryl Fleckenstein
Print, Type/Stamp Name of Notary



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Cheryl Fleckenstein
Witness Signature

Matthew Marsh
Matthew Marsh

Cheryl Fleckenstein
Print Name

1271 Kass Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

Megan McCoy
Witness Signature

Megan McCoy
Print Name

1271 Kass Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 24
day of September, 2025, by Matthew Marsh () who is/are personally known to me or () who has/have produced
Drivers License as identification.

Cheryl Fleckenstein
Signature of Notary Public

Cheryl Fleckenstein
Print, Type/Stamp Name of Notary

