

Prepared by and Return to:
Joshua Brauerman
Trusted Title, Inc.
13793 Linden Drive
Spring Hill, FL 34609

File Number: FL2503013

*Prepared as a mere necessity incident to honor a title
insurance commitment and to issue a title policy.*

____ Space Above This Line is For Recording Data _____

GENERAL WARRANTY DEED

MADE THIS 31st day of March, 2025, by Albert J. Gut, Jr. and Shanon Gut, husband and wife, whose address is 10148 Whisper Ridge Trail, Weeki Wachee, FL 34613, hereinafter collectively referred to as Grantor, hereby conveys and warrants to **Joseph Indimine, Jr. and Nicole I. Indimine, husband and wife,** whose address is 2892 Wilson Avenue, Bellmore, NY 11710, hereinafter collectively referred to as 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 **Sixty-six Thousand Dollars and No Cents (\$66,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, that certain land situate in the County of Hernando, State of Florida, viz:

**LOT 67, WOODLAND WATERS PHASE SIX, ACCORDING TO PLAT THEREOF AS
RECORDED IN PLAT BOOK 40, PAGE 1, OF THE PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA.**

Parcel ID Number: **R18-222-18-4326-0000-0670**

More commonly known as: **0 (Vacant Land) Songbird Court, Weeki Wachee, FL 34613**

Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

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 Signature:

George Patrick Handie

Print Witness Name:

Mailing Address: 13793 Linden Dr.
Spring Hill, FL 34609

Witness Signature:

Joshua Juarez

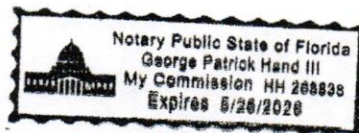
Print Witness Name:

Mailing Address: 13793 Linden Dr.
Spring Hill, FL 34609

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me, a notary public, by means of ☒ physical presence or ☐ online notarization, this 31 day of March, 2025, by Albert J. Gut, Jr. and Shanon Gut, ☐ who is personally known to me, or ☒ who has produced a valid FL D.L. as identification.



(Notary Seal or Stamp)

Albert J. Gut, Jr.

Shanon Gut

Notary Public, State of Florida

Printed Name: George Patrick Handie

My commission expires: 5/26/26

OWNER'S POLICY OF TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
400 Second Avenue South, Minneapolis, Minnesota 55401

File No.: T20215392

Policy No.: OXFL-09051754

Address Reference: 00 Songbird Court Lot 66, Weeki Wachee, FL 34613

Amount of Insurance: \$62,000.00

Premium: \$356.50

Date of Policy: August 17, 2021, at 8:00am (being the closing date or the date and time of recording of the owners' instrument of conveyance, which ever is later.)

1. Name of Insured:

Joseph Indimine Jr. and Nicole I. Indimine,

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

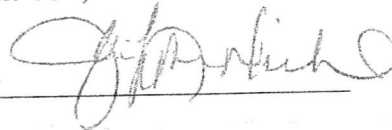
Joseph Indimine Jr. and Nicole I. Indimine,

4. The Land referred to in this policy is described as follows:

Lot 66, Woodland Waters Phase Six, according to plat thereof as recorded in Plat Book 40, Page 1, of the Public Records of Hernando County, Florida.

Countersigned
Title USA, LLC

By



Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429
\$620,000
Return to: GRANTEE

File Number: T20215392

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 9th day of July, 2021, between Steven R. Tilenius, whose post office address is 244 Townline Road, Commack, NY 11725, grantor, and Joseph Indimine Jr. and Nicole L. Indimine, husband and wife, whose post office address is 2892 Wilson Avenue, Bellmore, NY 11710, grantee:

(Whenever 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, trusts and trustees)

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 the Hernando County, Florida, to-wit:

Lot 66, Woodland Waters Phase Six, according to plat thereof as recorded in Plat Book 40, Page 1, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

Grantor hereby certifies that the property described herein is not his homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

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, 2020.

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:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

State of

County of

The foregoing instrument was acknowledged before me this 9th day of July, 2021, by Steven R. Tilenius, he () is personally known to me or () has produced NYID 264192 as identification.

Notary Public

Notary Printed Name

My Commission Expires:

August.
Steven R. Tilenius
Steven R. Tilenius

JLL

MIRZA T. MAHMUD

9-24-23

