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PREPARED BY & RETURN TO:
RYAN B. FINCK, ESQUIRE
THE FINCK LAW GROUP, P.A.
4040 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
TELEPHONE (352) 398-1061
FILE NO: 2020-292/P
TAX PARCEL # R17 422 20 0000 0110 0000

WARRANTY DEED

THIS INDENTURE, executed this 27th day of January, 2023, between **AMBER RIVENBARK**, whose post office address is 300 S. Volusia Ave., Apt. 1A, Orange City, FL 32763, as **GRANTOR***, and **JOSEPH WARREN HODGES**, whose post office address is P.O. Box 805, Brooksville, FL 34601, as **GRANTEE***

WITNESSETH: that said grantor, for and in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, 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:

As to an undivided one-ninth (1/9) interest in the following described property:

EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 20 EAST, LESS THE NORTH 20 FEET FOR ROAD RIGHT OF WAY.

Grantor hereby certifies that the above described property is not their constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

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

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

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

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

Signed, sealed and delivered
in the presence of:

Witness Signature

James C. Hebert

Witness Printed Name

Witness Signature

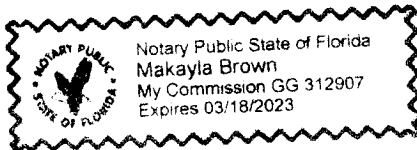
Brandon Ciferri

Witness Printed Name

AMBER RIVENBARK

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me that **AMBER RIVENBARK** executed the same by means of ☒ physical presence or ☐ online notarization, who produced FL ID Card as identification, and who did take an oath on this 27 day of January, 2023.



Notary Public

Printed/Typed Name Makayla Brown

Commission Expiration 03/18/2023

Commission Number GG 312907

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.