

After Recording Return to:  
Scotti Little  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601

This Instrument Prepared by:  
Scotti Little  
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):  
R22 222 19 1480 0160 0018  
File No.: 241210014

## WARRANTY DEED

**This Warranty Deed**, Made the 7th day of January, 2025, by **Hawks Nest Ventures LLC, a Florida Limited Liability Company**, having its place of business at **10155 Hoover St., Spring Hill, FL 34608**, hereinafter called the "Grantor", to **Robert A. Buckner, a married man**, whose post office address is: **11 N Main St., Brooksville, FL 34601**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Eight Hundred Seventy Five Thousand Dollars and No Cents (\$875,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hernando County, Florida**, to wit:

Lot 4, and the South 25 feet of Lot 1, Block 16, Original Town of Brooksville, as per plat thereof recorded in plat book 3, page 2, public records of Hernando County, Florida.

**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 2024, reservations, restrictions and easements of record, if any.  
*(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)*

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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

Scott Little  
Witness 1 Signature

HAWKS NEST VENTURES LLC, A FLORIDA  
LIMITED LIABILITY COMPANY

Witness 1 Printed Name and Post Office Address:  
Scott Little  
111 N Main St.  
Brooksville, FL 34601

Brian F. Hawkins  
Authorized Member

Jennifer Schmidt  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:  
Jennifer Schmidt  
111 N Main St.  
Brooksville, FL 34601

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of January, 2025 by Brian F. Hawkins as Authorized Member of Hawks Nest Ventures LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. He/She/They is/are  Personally Known OR  Produced drivers license(s) as Identification.

Scott Little  
Notary Public Signature

(SEAL)

Printed Name: Scott Little  
My Commission Expires: September 3, 2028

Online Notary (Check Box if acknowledgment done by Online Notarization)

