

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 \$55,000.00  
File No 2024-06-4340

Parcel Identification No: Property 1:  
R32 323 17 5030 0146 0090

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## WARRANTY DEED

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

This indenture made the 26th day of June, 2024 between

**Donna L. Booth and Joaquin Rodriguez, wife and husband**, whose post office address is  
**8124 Pagoda Drive, Spring Hill, FL 34606**, of the County of Hernando, State of Florida, Grantors, to  
**Legendary Construction & Remodeling, Inc., a Florida Profit Corporation**, whose post office address is  
**533 Storybook Lane, Spring Hill, FL 34609**, of the County of Hernando, State of Florida, Grantee:

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 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, Florida, to-wit:

Lot 9, Block 146, SPRING HILL UNIT 3, according to plat thereof as recorded in Plat Book 7, Pages 80 through 86, 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: 8124 Pagoda Drive, Spring Hill, FL 34606.

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 Grantee 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:

*[Signature]*  
Witness Signature

Cheryl Fleckenstein  
Print Name

1271 KASS Circle  
Witness Address Line 1

Spring Hill, FL 34606  
Witness Address Line 2

*[Signature]*  
Witness Signature

DANIEL C SANDERS  
Print Name

1271 KASS Circle  
Witness Address Line 1

Spring Hill, FL 34606  
Witness Address Line 2

*[Signature]*  
Donna L. Booth

Donna L. Booth

*[Signature]*  
Joaquin Rodriguez

Joaquin Rodriguez

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical physical presence or ( ) online notarization this 20 day of June, 2024, by Donna L. Booth and Joaquin Rodriguez.

*[Signature]*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓

Type of Identification  
Produced: Driver's License

