

2

Prepared by and Return To:

Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312502041

APN/Parcel ID(s): R23-122-21-0890-0680-0100

WARRANTY DEED

THIS WARRANTY DEED dated March 31, 2025, by Mark E Roessler and Kim C Roessler, Individually and as Co-Trustees of the Roessler Revocable Trust agreement dated 8/12/2021, hereinafter called the grantor, to Matthew Woodham and Angela Woodham, husband and wife and Genny Rebecca Sikes and James Eric Sikes and Stacy Lyn Durgan and Melissa Ann Gulvin, As Joint Tenants With Full Rights of Survivorship, whose post office address is 9910 Yawn Rd, Dade City, FL 33525, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hernando, State of Florida, to wit:

Lot (s)10, 11,12 and 13, Block 68, Ridge Manor Estates, Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 1 through 22, inclusive, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Alice Prahm
Witness Signature

Alice Prahm
Print Name

Address: 7076 W. Gulf to Lake Hwy.,
Crystal River, FL 34429

[Signature]
Witness Signature

Amanda Kalk
Print Name

Address: 7076 W. Gulf to Lake Hwy.,
Crystal River, FL 34429

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 31 day of MARCH 2021 by Mark E. Roessler & Kim C. Roessler, to me known to be the person(s) described in or who has/have produced [Signature] as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:

Mark E Roessler and Kim C Roessler, Individually and as Co-Trustees of the Roessler Revocable Trust agreement dated 8/12/2021

BY: Mark E Roessler
Mark E Roessler
Individually and as Co-Trustee

BY: Kim C Roessler
Kim C Roessler
Individually and as Co-Trustee

Address: 20250 SW 69th Place
Dunnellon, FL 34431

