

Instrument Prepared By (and return to)
David C. Sasser, P.A./thm
161 E. Jefferson St., Ste. B
Brooksville, FL 34601
Consideration: \$0.00

Parcel ID Number: R36 423 19 7071 0000 0081

Warranty Deed

This Indenture, Made this 1ST day of August, 2024 A.D., Between
Ryan Stephens, a single man
of the County of Sumter, State of Florida, Grantor, and
Ryan Stephens, a single man and Jennifer Tell, a single woman,
as Joint Tenants with Right of Survivorship
whose address is: 2099 Useppa Oaks Lane, The Villages, FL 32163
of the County of Sumter, State of Florida, Grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of Hernando State of Florida to wit:
** Legal Description fully described in Exhibit "A" attached hereto and incorporated
therein.

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


** "Subject land is contained within a subdivision which has not been formally platted
and said county has absolutely no obligation to maintain or improve roads and
thoroughfares within the subdivision".

(Wherever used in this deed, the terms "Grantor" and "Grantee" shall include all of the parties
to this instrument, and the heirs, legal representatives and assigns of individuals and the
successors and assigns of corporations, and are used for singular or plural, as context
requires.)


Together with all rights belonging to the property.
TO HAVE AND TO HOLD the same in fee simple forever.
AND Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee
simple; that Grantor has good right and lawful authority to sell and convey the property; that
Grantor does fully warrant the title to the property and will defend the property against the
lawful claims of all persons; and that the property is free of all encumbrances, except taxes
and assessments accruing subsequent to December 31, 2023.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:


Witness

Printed Name: Tina M. Hutchinson-Mathias
161 E. Jefferson St., Ste. B
Brooksville, FL 34601


Witness

Printed Name: DAVID C. SASSER
161 E. Jefferson St., Ste. B
Brooksville, FL 34601


(Seal)
Ryan Stephens
2099 Useppa Oaks Lane, The Villages, FL 32163

THIS INSTRUMENT WAS PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES. NO GUARANTEE OR OPINION
ON TITLE HAS BEEN RENDERED BY DAVID C. SASSER, P.A.

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ personal presence or ☐ online notarization this 1ST day of
August, 2024 by Ryan Stephens, a single man, who is personally known to me or who has produced his
FL Drivers License as identification.



TINA M HUTCHINSON-MATHIAS
Commission # HH 532200
Expires June 24, 2028

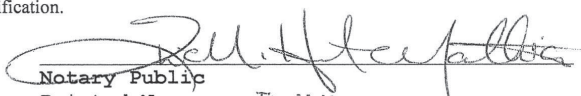

Notary Public
Printed Name: Tina M. Hutchinson-Mathias
My Commission Expires: / /

EXHIBIT "A"

The SW 1/4 of SE 1/4 of NW 1/4 and the North 24.00 feet of the West 1/2 of the NE 1/4 of the SW 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida, LESS the East 30.00 feet thereof; LESS AND EXCEPT the West 190.00 feet thereof per that certain conveyance by deed recorded in O.R Book 4426, Page 1558, Public Records of Hernando County, Florida.