

Instr #2022003712 BK: 4113 PG: 811, Filed & Recorded: 1/12/2022 4:02 PM VDD Deputy Clk, #Pgs:2
Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL Rec Fees: \$18.50 Deed Doc Stamp: \$800.10

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#114269^w
This instrument prepared by
and return to:
R James A. Boyko, Esquire
2225 Claremont Lane
Spring Hill, Florida 34609

WARRANTY DEED

THIS WARRANTY DEED made this 10 day of January, 2022, between James A. Boyko, a married man, whose post office address is 2225 Claremont Lane, Spring Hill, Florida 34609, party of the first part and Robert A. Andrews and Christen M. Andrews, husband and wife, whose post office address is 8405 Hillcrest Avenue, Brooksville, Florida 34601, party of the second part:

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said parties of the second part, heirs and assigns forever, the following described land, situate, lying and being in Hernando County to wit:

Begin at the Northeast corner of Block P of Mountain Park, as per plat thereof recorded in Plat Book 4, Page 1, Public Records of Hernando County, Florida, run thence South along the West side of Hillcrest Drive 150 feet, thence West 150 feet, thence North 150 feet to Lee Street, thence East 150 feet to Point of Beginning.

Street Address: 8405 Hillcrest Avenue, Brooksville, Florida 34601

Subject to easements and restriction of record.

Parcel I.D. #: R20 222 19 2740 00P0 0010

The Grantor does not reside on the property and does not claim the property as his homestead.

TOGETHER with all the tenements, hereditaments and appurtenances thereto or in any way appertaining.

AND the Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to

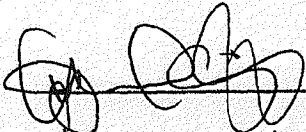
EXHIBIT 'B'

BK: 4113 PG: 812

convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

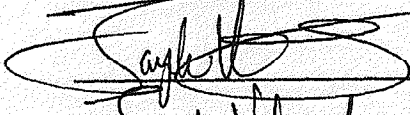
IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals this day and year first written above.

Signed, sealed and delivered
in the presence of:



Juan M. Rodriguez

Witness Printed Name



Sarah Valverde

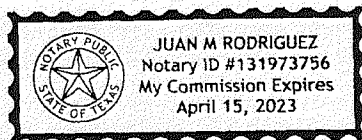
Witness Printed Name:

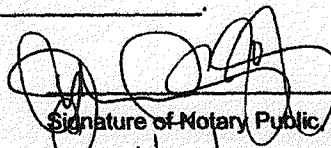


JAMES A. BOYKO

STATE OF Texas
COUNTY OF El Paso

The foregoing instrument was acknowledged before me this 10 day of January, 2022, by James A. Boyko, who is personally known to me _____ OR who Produced Identification X. Type of Identification Produced FL DL.





Signature of Notary Public, State of ~~Florida~~ Texas
04/15/2023

Commissioned Name of Notary Public