

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):
R18 222 18 3691 0000 0180 and R18 222 18 3691 0000 0170
File No.: 24129998

WARRANTY DEED

This Warranty Deed, Made the 20th day of December, 2024, by **Ken Phillips and Kristy Phillips, husband and wife**, whose post office address is: **4432 Copper Hill Dr., Spring Hill, FL 34609**, hereinafter called the "Grantor", to **Charles F. Long and Yenny M. Long, a married couple**, whose post office address is: **13245 Lauren Dr., Spring Hill, FL 34609**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hernando County, Florida**, to wit:

Parcel 1:

Lot 17, **TOOKE LAKE ESTATES PHASE ONE**, as per plat thereof as recorded in Plat Book 35, Pages 20-21, Public Records of Hernando County, Florida.

Parcel 2:

Lot 18, **TOOKE LAKE ESTATES PHASE ONE**, a Subdivision according to the plat thereof recorded in Plat Book 35, Pages 20 and 21, of the Public Records of Hernando County, Florida.

GRANTORS HEREBY CERTIFY that they were husband and wife at the time of taking title to the above described property on January 26, 2021 and have remained continuously married without interruption through the date herein.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal 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

Ken Phillips
Ken Phillips

Witness 1 Printed Name and Post Office Address:

Scott Little
111 N Main St.
Brooksville, FL 34601

Kristy Phillips
Kristy Phillips

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

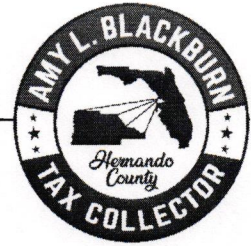
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of December, 2024 by Ken Phillips and Kristy Phillips. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

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)



HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC

20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us



Vacation Tax Clearance Form

Florida Statutes: Title XII

§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: May 7, 2005

I hereby certify that the property taxes on parcel key number 1561474

have been paid through the current tax year of 2004.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Michelle Frasier
Print Name: Michelle Frasier
Title: Customer Service Rep

SEAL

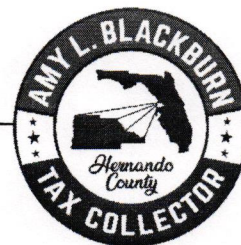
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As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: May 7, 2005

I hereby certify that the property taxes on parcel key number 1561483

have been paid through the current tax year of 2004.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Michelle Fraser
Print Name: Michelle Fraser
Title: Customer Service Rep

SEAL

HERNANDO COUNTY TAX COLLECTOR

REASON TO VACATE EASEMENT KEY #1561474

TWO LOTS HAVE BEEN PURCHASED AND COMBINED TO PROCEED
BUILDING A SINGULAR, SINGLE FAMILY RESIDENCE ON PARCEL 1561474

9630 WILDERNESS TRL. THE DEMISING LINE FALLS UNDER OWNERSHIP
OF ONE MARRIED COUPLE CHARLES F. LONG & YENNY M. LONG

NO UTILITIES OR FENCING DOES OR SHALL NOT BE RAN OR DICTATED
BY THE DATED DEMISING / EASEMENT LINE.

THE NEW STRUCTURE TO BE BUILT WILL OVERLAP THE DATED
DIMISING / EASMENT LINE THAT IS OWNED ON BOTH SIDES BY ONE
MARRIED COUPLE, CHARLES F. LONG & YENNY M. LONG



State of: Florida

County of: Hernando

The foregoing instrument was acknowledged
before me 7th day of May, 2025

Brittney T. Sikorski
Your Name Here, Notary Public

My Commission Expires 9-25-27



LIST OF OWNERS ADJACENT/ABUTTING KEY NUMBER 1561474 RE: EASMENT
ABATE

- PATRICK & LUCY GILMARTIN 47-30 59TH ST. WOODSIDE, NY.11377-5547
- HERNANDO COUNTY 0 BAYWIND CT
- MICHAEL & HELAINE CIANCIMINO 11044 BAYWIND CT. WEEKI WACHEE, FL.
34613
- RICHARD & LINDA DRAKE 11066 BAYWIND CT. WEEKI WACHEE, FL. 34613
- COLLEEN TINARI 10033 WHISPER RIDGE CT. WEEKI WACHEE, FL. 34613
- STEVEN DAVIS, HELENA CAPO 9562 WILDERNESS TRL. WEEKI WACHEE,
FL.34613