

Prepared by and return to:
Tiffany L. Cassistre
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: 2019-11806
Parcel Identification No. R19-423-20-7010-0000-0050
CONSIDERATION AMOUNT: \$145,000.00

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 19 day of March, 2019 between Stephen M. Bailey and Betty C. Bailey, husband and wife whose post office address is 24135 Hidden Pond Lane, Brooksville, FL 34602 of the County of Hernando, State of Florida, grantor*, and David W. Collins and Nydia R. Collins, husband and wife whose post office address is 26524 Pheasant Run, Wesley Chapel, FL 33544 of the County of Pasco, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida, to-wit:

Tract 7

The South 330 feet of the North 990 feet of the East 1,320 feet of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 23 South, Range 20 East, Hernando County, Florida; LESS the East 60 feet thereof for and Access and Utility Tract.

TOGETHER with an undivided right in and to the Access and Utility Tract as described in the Declaration of Restrictive Covenants recorded in O.R. Book 853, Page 1445, of the Public Records of Hernando County, Florida more particularly described as follows:

Access and Utility Tract

The East 60 feet of the North 322.95 feet of the South 1/2 of the Northeast 1/4 of Section 30, Township 23 South, Range 20 East and the East 60 feet of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 23 South, Range 20 East

The South 60 feet of the East 60 feet less the North 230 feet of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 23 South, Range 20 East and the South 60 feet of the North 1,000 feet less the West 335.60 feet of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 23 South, Range 20 East and the East 60 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 19, Less the North 1,000 feet thereof and the Southeast 1/4 of the Southeast 1/4 of said Section 19 Less the North 1,000 feet and the East 1,320 feet thereof and the North 400 feet of the East 30 feet of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 23 South, Range 20 East and the North 400 feet of the West 30 feet of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 23 South, Range 20 East.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

SUBJECT LAND IS CONTAINED WITHIN A SUBDIVISION WHICH HAS NOT BEEN FORMALLY PLATTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY AND SAID COUNTY HAS ABSOLUTELY NO OBLIGATION TO MAINTAIN OR IMPROVE THE ACCESS TRACT WITHIN THE SUBDIVISION.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Tanya Rey
Witness Name: Tanya Rey, Witness as to Both

Stephen M. Bailey (Seal)
Stephen M. Bailey

Tiffany L. Cassistre
Witness Name: Tiffany L. Cassistre, Witness as to Both

Betty C. Bailey (Seal)
Betty C. Bailey

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 19th day of March, 2019 by Stephen M. Bailey and Betty C. Bailey, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Tiffany L. Cassistre
Notary Public, State of Florida

Printed Name: Tiffany L. Cassistre

My Commission Expires: May 18, 2021

