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PREPARED BY & RETURN TO:  
RYAN B. FINCK, ESQUIRE  
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SPRING HILL, FLORIDA 34606  
TELEPHONE (352) 398-1061  
FILE NO: 2020-292/P  
TAX PARCEL #R17 422 20 0000 0110 0000

### WARRANTY DEED

THIS INDENTURE, executed this 13<sup>th</sup> day of May, 2022,  
between **NICOLE McCALL**, whose post office address is 15055 Citrus Way,  
Brooksville, FL 34601, as **GRANTOR\***, and **JOSEPH WARREN HODGES**, whose  
post office address is P.O. Box 805, Brooksville, FL 34601, as **GRANTEE\***

**WITNESSETH:** that said grantor, for and in consideration of the sum of One  
Hundred and No/100 (\$100.00) Dollars, 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:

**As to an undivided one-ninth (1/9) interest in the following described property:**

**EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE  
NORTHWEST ¼ OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 20 EAST,  
LESS THE NORTH 20 FEET FOR ROAD RIGHT OF WAY.**

**Grantor hereby certifies that the above described property is not their  
constitutional homestead as made and provided by the laws of the State of Florida,  
and is not now and never has been contiguous to Grantor's homestead.**

Subject to easements, restrictions and reservations of record. Subject to taxes and  
assessments for the year 2021 and thereafter.

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

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

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness Signature

Ryan B. Finck  
Witness Printed Name

Joyce Christiansen  
Witness Signature

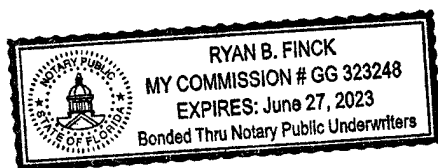
Joyce Christiansen  
Witness Printed Name

[Signature]  
NICOLE McCALL

STATE OF FLORIDA

COUNTY OF Hernando

The foregoing instrument was acknowledged before me that NICOLE McCALL executed the same by means of ☒ physical presence or ☐ online notarization, who produced driver's license as identification, and who did take an oath on this 13<sup>th</sup> day of May, 2021.  
2022



[Signature]  
Notary Public

Printed/Typed Name

Commission Expiration

Commission Number

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.