

*Prepared by and Return to:*

ASHLEY C. WINSHIP, LL.M.  
Winship Law, P.A.  
280 W. Canton Avenue, Suite 230  
Winter Park, Florida 32789

Parcel ID No.: R23-122-21-0890-0600-0050  
Consideration: \$10.00

For Recording Purposes Only

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and executed this 17th day of April, 2024, by PETER PAUL BIANCO, JR., a married man, hereinafter called the "Grantor," to PETER PAUL BIANCO and KIMBERLY DOBYNS BIANCO, as Trustees of the PETER PAUL BIANCO REVOCABLE TRUST dated April 17, 2024, an unrecorded trust, with full power and authority to protect and conserve and to sell, lease, encumber or otherwise manage and dispose of the real property described herein, whose address is 25101 Turkey Lake Road, Howey in the Hills, Florida 34737, hereinafter called the "Grantee":

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.]

#### **WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, 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:

Lots 4 and 5, Block 60, RIDGE MANOR ESTATES, Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 11, Pages 1 through 22, of the Public Records of Hernando County, Florida.

**The Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or part of homestead property. The Grantor's residence is: 25101 Turkey Lake Road, Howey in the Hills, Florida 34737.**

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 claiming by, through, or under the Grantor; and that said land is free of all encumbrances, except:

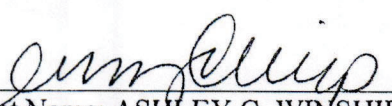
- 1) Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority;
- 2) Taxes accruing subsequent to December 31, 2023; and
- 3) Easements, restrictions, and rights-of-way of record, but reference thereto shall not serve to reimpose same.

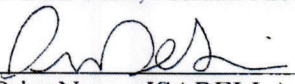
NOTE that this Deed is recorded with minimal documentary stamps pursuant to Florida Administrative Code Rule 12B-4.013(28)(i) because it is a deed of real property to a trustee from a grantor who has the power to revoke the trust instrument.

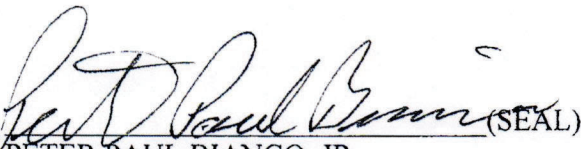
FURTHER NOTE that this Deed is being prepared at the Grantor's request without the benefit of a title search or title examination. No title opinion, title insurance, or title assurances have been requested or given in connection with the preparation of this Deed.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

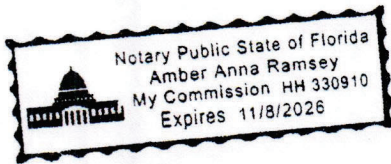
  
Print Name: ASHLEY C. WINSHIP  
280 W. Canton Avenue, Suite 230  
Winter Park, Florida 32789

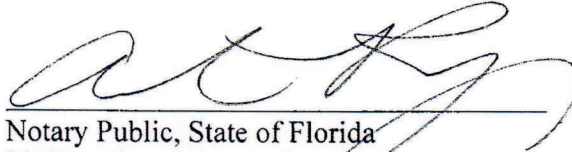
  
Print Name: ISABELLA DE LIGUORI  
280 W. Canton Avenue, Suite 230  
Winter Park, Florida 32789

  
PETER PAUL BIANCO, JR.  
25101 Turkey Lake Road  
Howey in the Hills, Florida 34737

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on April 17, 2024, by PETER PAUL BIANCO, JR., who is personally known to me.



  
\_\_\_\_\_  
Notary Public, State of Florida  
Print Notary Name: Amber Anna Ramsey  
My Commission Number is: HH 330910  
My Commission Expires: November 8, 2026