

Prepared by:
Wendy J Rowthorn
Precision Title of the Suncoast, Inc.
5337 S Suncoast Blvd.
Homosassa, Florida 34446
File Number: 2024-0192

Warranty Deed

Made this January 6, 2025 A.D. By **Alma F Stevens, a single woman**, whose address is: 524 Cheyenne Circle, Beechgrove, Tennessee 37018, hereinafter called the grantor, to **Terry Brownell, a single man**, whose post office address is: PO BOX 1284, Castle Rock, Colorado 80104, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot D-59 of CAMP-A-WYLE R.V. RESORT CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 507, Page 1674, of the Public Records of Hernando County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: R13 222 17 9003 00D0 0590

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 December 31, 2024.

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:

Elaine Miller
Witness #1 Signature

Elaine Miller
Witness #1 Printed Name

226 Lakewood Park Rd.
Address: Beechgrove TN 37018

Shirley Brady
Witness #2 Signature

Shirley Brady
Witness #2 Printed Name

3507 Chesapeake Pt Nashville, TN 37207
Address

State of TN
County of Hamilton

Alma F. Stevens (Seal)
Alma F. Stevens
Address: 524 Cheyenne Circle, Beechgrove, Tennessee 37018

(Seal)
Address:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of December 2024, by Alma F Stevens, who is/are personally known to me or who has/have produced Overseas as identification.

NOTARY SEAL



Shatika Brady
Notary Public