

Prepared by and return to:

Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: 2020-12251
Parcel Identification No. R16-423-20-0000-0240-0051
CONSIDERATION AMOUNT: \$64,900.00

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 7th day of **April, 2020** between **Regal Kiles, LLC, a Florida Limited Liability Company** whose post office address is **2740 Sand Hollow Court, Clearwater, FL 33761** of the County of **Pinellas, State of Florida**, grantor*, and **Allen Colon, a single man and Joshua William Heitl Colon, a single man, as joint tenants with rights of survivorship** whose post office address is **1115 Cleveland Avenue North, Lehigh Acres, FL 33972** of the County of **Lee, 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:

The East 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, Section 16, Township 23 South, Range 20 East, Hernando County, Florida.

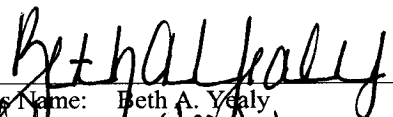
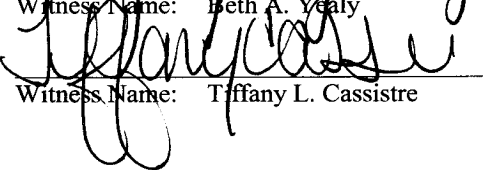
Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

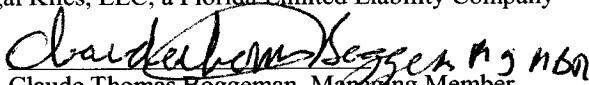
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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.

Signed, sealed and delivered in our presence:


Witness Name: Beth A. Yealy

Witness Name: Tiffany L. Cassistre

Regal Kiles, LLC, a Florida Limited Liability Company
By: 
Claude Thomas Boggeman, Managing Member

(Corporate Seal)