Instr #2021024445 BK: 3978 PG: 904, Filed & Recorded: 4/7/2021 4:08 PM KGG Deputy Clk, #Pgs:1
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $10.00 Deed Doc Stamp: $126.00

After Recording Return To
Michele Calderon
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by
Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R36 122 21 0870 0580 0010 and R36 122 21 0870 0580 0020
File No.: 21037504

WARRANTY DEED

This Warranty Deed, *made the 7th day of April, 2021, by* **John T. Lukaszewski and Mary M. Lukaszewski, a married couple**, hereinafter called the grantor, whose post office address is: W177N9111 Saint Francis Dr., Menomonee Falls, WI 53051, to **Roger E. Emery,** whose post office address is: PO Box 466, Owensville, OH 45160, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of $18,000.00 Dollars 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, to wit:

Lots 1 and 2, Block 58, RIDGE MANOR ESTATES, UNIT NO. 2, as per plat thereof recorded in plat book 10, pages 2 through 27, public records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).
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 2020, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: William Cornella
Printed Name: William Cornella

John T. Lukaszewski

Witness Signature: Katti Schmeling
Printed Name: Katti Schmeling

Mary M. Lukaszewski

State of Wisconsin
County of Washington

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of April, 2021 by John T. Lukaszewski and Mary M. Lukaszewski. He/She/They is/are ☐ Personally known to me or ☒ Produced WI DL as identification.

Notary Public Signature
Printed Name: Christy Miller
My Commission Expires: 10/05/2024
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

Notary Seal:

CHRISTY MILLER
NOTARY
PUBLIC
STATE OF WISCONSIN

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2024 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00032510	PRINTED ON	07/30/25	PAGE	1
PARCEL #	R36 122 21 0870 0580 0010	SITUS	SMALLMAN ST		
OWNER(S)	EMERY ROGER E	PARCEL DESCRIPTION UPDATED 11/22/21	RIDGE MANOR EST UNIT 2 BLK 58 LOTS 1 & 2		
MAILING ADDRESS UPDATED 04/02/21	PO BOX 466 OWENSVILLE OH 45160-0466				

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	93,025	
ACRES	2.10	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	0870	RIDGE MANOR EST UN2 & KINGSROW
SUBDIVISION	870	RIDGE MNR EST UN 2
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

GIS AERIAL

2024-03-00 PROPERTY VALUES

		COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND		52,872	52,872	52,872	
BUILDINGS	+				
FEATURES AND OUT BUILDINGS	+				
JUST/MARKET VALUE	=	52,872	52,872	52,872	
VALUE PRIOR TO CAP		52,872	52,872	52,872	
ASSESSED VALUE		35,927	52,872	35,927	
EXEMPT VALUE	-				
TAXABLE VALUE	**=**	**35,927**	**52,872**	**35,927**	
CLASSIFIED LAND USE VALUE					

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2021		Y				42,700.00	SQFT				.59	25,193
01	RESIDENTIAL/SQFT RA	N	2021		Y				50,325.00	SQFT				.55	27,679

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS
SMALLMAN ST
SOUTHEAST AVE

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
04/02/21	EMERY ROGER E	Q	QUALIFIED	Y	WD	3978	0904		18,000
01/01/80	LUKASZEWSKI JOHN	D	DISQUALIFIED	Y	WD	0437	0312		6,000
01/01/80	RIDGE MANOR ESTATES INC		INVALID CODE	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
01/09/23	2023	256	21	VACANT
02/08/18	2018	236	21	VACANT
06/24/14	2014	170	21	VACANT
09/16/10	2010	170	21	VACANT
05/10/06	2006	170	21	VACANT
06/05/02	2002	154	21	VACANT