

THIS INSTRUMENT PREPARED BY AND RETURN TO:

R.
Walta Lateer
Southeast Title of the Suncoast, Inc.
2190 Mariner Blvd
Spring Hill, Florida 34609
1602058C

Property Appraisers Parcel Identification (Folio) Numbers: R32 323 17 5220 1536 0050

\$125,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 6th day of July, 2016 by A.F.A.B Unlimited, LLC, a Florida Limited Liability Company, herein called the grantor, to Jerrod K. Zelanka, a single man whose post office address is 6286 Melshire Avenue, Spring Hill, FL 34608, 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 AND 00/100'S (\$10.00) 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 the State of Florida, viz.:

Lot 5, Block 1536, SPRING HILL, UNIT 22, as per plat thereof as recorded in Plat Book 10, Pages 31-43,
Public Records of Hernando County, Florida.

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, and hereby 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, 2015.

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

Signed, sealed and delivered in the presence of:

A.F.A.B. Unlimited LLC, a Florida
Limited Liability Company

Kim Mark
Witness #1 Signature

Kim Mark
Witness #1 Printed Name

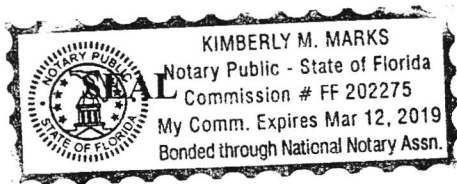
Walter Lator
Witness #2 Signature

Walter Lator
Witness #2 Printed Name

Darelyn D. Zelanka
Darelyn D. Zelanka, Managing Member
15053 Silver Smith Circle, Brooksville, FL 34609

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 6 day of July, 2016 by Darelyn D. Zelanka, Managing Member for A.F.A.B Unlimited, LLC, a Florida Limited Liability Company who is personally known to me or has produced drivers license as identification.



Kimberly M Marks
Notary Public

Printed Notary Name

File No.: 1602058C