

Prepared by and return to:

Andrew Walters
Title Processor
Meridian Title Company, Inc.
37837 Meridian Ave Suite 100
Dade City, FL 33525
(352) 567-1241
File Number: 25-03-37AW
Sales Price: \$112,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of April, 2025 between **Roberto Ortiz, a married man** whose post office address is **27015 Baxter St, Brooksville, FL 34602**, grantor,

and **Matthew Schroepfer and Raeanna Schroepfer, Husband and Wife** whose post office address is **110 Summit St SW, Sleepy Eye, MN 56085**, grantee:

(Whenever 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, trusts and trustees)

Witneseth, 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:

SEE "EXHIBIT A" ATTACHED.

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, 2025**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of record, if any, however this reference shall not serve to reimpose same.

Exhibit A

SE 1/4 of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 48 feet thereof, and also LESS the East 15 feet thereof, Hernando County, Florida.

TOGETHER with an easement for purposes of ingress and egress over and across the West 15 feet of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 33 feet thereof, over and across the North 15 feet of the South 48 feet of NE 1/4 of SW 1/4 of said Section 34, and over and across the East 15 feet of SE 1/4 of NE 1/4 of SW 1/4 of said Section 34, LESS the South 33 feet thereof.

LESS AND EXCEPT

THE WEST 355.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 48.00 FEET THEREOF.

ALSO LESS AND EXCEPT

The East 177.60 feet of the described property: The Southeast 1/4 of the NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, Hernando County, Florida. Less the South 48.00 feet thereof and also less the East 15.00 thereof.

Parcel Identification Number: R34 423 20 0000 0100 0021

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:

Shayne Weaver
Witness Shayne Weaver
Printed Name:
P.O. Address: 37837 Meridian Ave.
Dade City, FL 33525

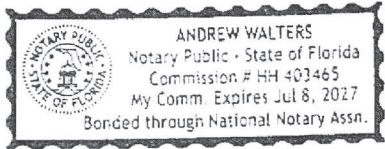
Andrew Walters
Witness
Printed Name: Andrew Walters
P.O. Address: 37837 Meridian Ave.
Dade City, FL 33525

Roberto Ortiz
Roberto Ortiz

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 2025 by Roberto Ortiz who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Andrew Walters
Notary Public
Print Name: Andrew Walters
My Commission Expires: 7/8/27