

**Prepared By:**

Alan Sandler  
Near North Title Group  
222 North LaSalle Street, Suite 100  
Chicago, IL 60601

**Return To:**

Nicole McCormick  
Near North Title Group LLC  
2951 Landover Boulevard  
Spring Hill, FL 34608

Order No.: FL2505092

Property Appraiser's Parcel I.D. (folio) Number:  
R01-221-17-3360-0671-0030 and R01-221-17-3360-0671-0040

**WARRANTY DEED**

THIS WARRANTY DEED dated this the 6th day of June, 2025, by Linda Schmidt fka Linda Town, a married woman, whose post office address is 2830 Mossy Timber Trail, Valrico, FL 33596 (the "Grantor"), to Michael Robert Ryan and April R. Ryan, husband and wife, whose post office address is 19542 Timberbluff Drive, Land O Lakes, FL 34638 (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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hernando, State of Florida, viz:

Lots 3 and 4, Block 671, ROYAL HIGHLANDS, UNIT NO. 8, as per Plat thereof, recorded in Plat Book 13, Pages 3-31, of the Public Records of Hernando County, Florida.

Grantor hereby avers that said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor nor any members of the household of the Grantor reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 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 presence of:

Willisha Campbell  
Witness Signature

Willisha Campbell  
Printed Name of First Witness

3422 Danny Bryan Blvd Tampa FL 33619  
Address of First Witness

Veronica M Peterson  
Witness Signature

Veronica M Peterson  
Printed Name of Second Witness

3422 Danny Bryan Blvd Tampa FL 33619  
Address of Second Witness

Linda Schmidt fka Linda Town  
Linda Schmidt fka Linda Town

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of X Physical Presence or \_\_\_\_\_  
Online Notarization on this 3 day of June, 2025 by Linda Schmidt fka Linda Town, who is personally  
known to me or produced FL DRIVERS LICENSE as identification.

Veronica M Peterson  
Notary Public  
Printed Name: Veronica M Peterson  
My Commission Expires: 07/18/2025

(NOTARY SEAL)

