

Prepared by and return to:

Leigh Heckman

Southern Security Title of the Nature Coast, Inc.

1271 Kass Circle

Spring Hill, FL 34606

(352) 688-9771

Actual Consideration paid is \$86,000.00

File No 2025-12-5407

Parcel Identification No: Property 1:

R01 221 17 3350 0382 0030

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WARRANTY DEED

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

This indenture made the 15th day of January, 2026 between Donald L. Reed, a single man, and Haley E. Gagnon, a single woman, whose post office address is 7032 Clark Street, Hudson, FL 34667, of the County of Pasco, State of Florida, Grantors, to Joshua Boyle, a married man, whose post office address is 11014 Wren Road, Brooksville, FL 34613, of the County of Hernando, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 3, Block 382, Royal Highlands, Unit No. 6, according to the Plat thereof, recorded in Plat Book 12, Page(s) 67 through 79, of the Public Records of Hernando County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 7032 Clark Street, Hudson, FL 34667.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

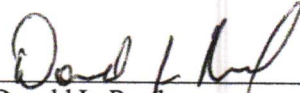
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



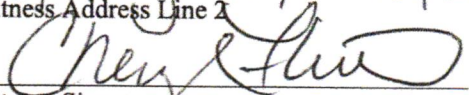
Witness Signature


Donald L. Reed

DAVID C SANDERS
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2



Witness Signature

Cheryl Fleckunstein
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

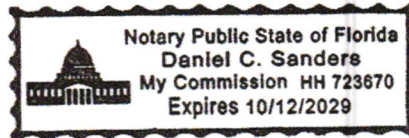
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of January, 2026, by Donald L. Reed who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.



Signature of Notary Public

DAVID C SANDERS
Print, Type/Stamp Name of Notary



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Signature

Cheryl Fleckenstein
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

[Handwritten Signature]
Witness Signature

Emily Lorentz
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

[Handwritten Signature]
Haley E. Gagnon

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of January, 2026, by Haley E. Gagnon, who is/are personally known to me or who has/have produced Driver's License as identification.

[Handwritten Signature]
Signature of Notary Public

Cheryl Fleckenstein
Print, Type/Stamp Name of Notary

