

PREPARED BY and RETURN TO:

Jonathan L. Auvil, Esquire/ mc
Auvil Walters Attorneys at Law
Post Office Box 2337
Dade City, Florida 33526-2337

WARRANTY DEED

THIS INDENTURE, made this 10th day of April, 2025, between **Glen E. Hernandez and Daphne J. Hernandez, husband and wife**, whose post office address is **10637 Marsha Drive, New Port Richey, Florida 34655**, hereinafter collectively referred to as “Grantors”, and **Glen Ekstrom Hernandez and Daphne J. Hernandez, Co-Trustees of The Glen Ekstrom Hernandez and Daphne J. Hernandez Revocable Living Trust Agreement dated April 10, 2025, and any amendments thereto****, whose post office address is **10637 Marsha Drive, New Port Richey, Florida 34655**, hereinafter collectively referred to as “Grantees”.

(Whenever used here the term “Grantors” and “Grantees” 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 said Grantors, for and in consideration of the sum **TEN DOLLARS AND NO/100’S (\$10.00)**, and other good and valuable considerations, the 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:

The NE 1/4 of the NW 1/4 of Section 16, Township 23 South, Range 20 East, Hernando County, Florida; LESS the following parcels: The West 347 feet; West 240 feet of the East 660 feet of the South 660 feet; The East 420.67 feet; The South 709.5 feet (LESS the West 347 feet and the East 660 feet); The North 435.6 feet of the West 250 feet of the East 670.67 feet, less the North 15 feet for road right of way as recorded in O.R. Book 880, Page 1758.

Parcel ID No.: R16 423 20 0000 0180 0000

****The Grantees, as Trustees, have the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.**

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I HAVE MADE NO EXAMINATION AS TO THE MARKETABILITY OF THE TITLE AND, THEREFORE, ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF DESCRIPTION OR CONDITION OF TITLE.


JONATHAN L. AUVIL, ESQUIRE

subsequent to **December 31, 2024**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of records, if any, however, this reference shall not serve to reimpose same.

*“Grantor”, “Grantee”, and “Trustee” are used for singular or plural, and masculine shall include feminine, as the context requires.

IN WITNESS WHEREOF, Grantors have hereunto set Grantor’s hands and seal, the day and year first above written.

Signed, Sealed, and Delivered
in the Physical Presence of:

Jon L. Auvit
Witness 1 Printed Name: Jon L. Auvit
Address: 37837 Meridian Ave.
Dade City, Florida 33525

Glen E. Hernandez
Glen E. Hernandez
10637 Marsha Drive
New Port Richey, Florida 34655

Myah Cendan
Witness 2 Printed Name: Myah Cendan
Address: 37837 Meridian Ave.
Dade City, Florida 33525

Daphne J. Hernandez
Daphne J. Hernandez
10637 Marsha Drive
New Port Richey, Florida 34655

**STATE OF FLORIDA
COUNTY OF PASCO**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 10th day of April, 2025, by **Glen E. Hernandez and Daphne J. Hernandez, husband and wife**. They are [] personally known to me or [] have produced a Florida driver’s license as identification.



MYAH CENDAN
Commission # HH 499588
Expires March 4, 2028

(Notarial Seal)

Myah Cendan
Notary Public – State of Florida
Print Notary Name: Myah Cendan
My Commission Number is: HH499588
My Commission Expires: March 4, 2028