

Prepared by and return to:

Audra Chandler
Southern Security Title of the Nature Coast, Inc.
1271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771

Actual Consideration paid is \$490,000.00

File No 2024-08-4512

Parcel Identification No: Property 1:

R12 223 16 2310 0920 0310

19.50
3430.00
3449.50

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WARRANTY DEED

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

This indenture made the 25th day of September, 2024 between

David E. LeBoeuf and Mary Ann LeBoeuf, husband and wife, whose post office address is
3154 Flamingo Boulevard, Hernando Beach, Florida 34607, of the County of Hernando, State of Florida, Grantors, to
Kipp Henry Gotfraind and Michele Lyn Gotfraind, as trustees of The Kipp and Michele Gotfraind Revocable Trust
Agreement dated August 28, 2024, whose post office address is
4023 Companero Entra, Hernando Beach, Florida 34607, 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 31 and the East 1/2 of Lot 30, Block 92, Hernando Beach Unit No. 7, according to the Plat thereof, recorded in Plat Book 7, Page(s) 45, of the Public Records of Hernando County, Florida.

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:

[Signature]
Witness Signature

Cheryl Fleckenstein
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

[Signature]
Witness Signature

SHARIE L OAKLAND
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

[Signature]
David E. LeBoeuf

[Signature]
Mary Ann LeBoeuf

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of September, 2024, by David E. LeBoeuf and Mary Ann LeBoeuf.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: x

Type of Identification

Produced: Driver's License

