

After Recording Return to:
Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

This Instrument Prepared by:
Michele Calderon
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
[REDACTED]
File No.: 24029619

WARRANTY DEED

This Warranty Deed, Made the 26th day of April, 2024, by Thomas R. Mackin, a single man, Individually and as Trustee of the Thomas Mackin, Trustee (Trust), UTD, 08/04/20, whose post office address is: P.O. Box 17946, Clearwater, FL 33762, hereinafter called the "Grantor", to Travis Gondek and Mindy Michelle Gondek, husband and wife, whose post office address is: [REDACTED] hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Five Hundred Ninety Thousand Dollars and No Cents (\$590,000.00)** and other valuable considerations, 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:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2023, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Michele M. Calderon
Witness 1 Signature

Thomas R. Mackin
Thomas R. Mackin

Witness 1 Printed Name and Post Office Address:

Michele M. Calderon
111 N Main St.
Brooksville, FL 34601

Jennifer Schmidt
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Jennifer Schmidt
111 N Main St.
Brooksville, FL 34601

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of April, 2024 by Thomas R. Mackin, a single man, Individually and as Trustee of the Thomas Mackin, Trustee (Trust), UTD, 08/04/20. He/She/They is/are Personally Known OR Produced drivers license(s) as Identification.

Michele M. Calderon
Notary Public Signature
Printed Name: Michele M. Calderon
My Commission Expires: 3/1/26
 Online Notary (Check Box if acknowledgment done by Online Notarization)

