

This Instrument Prepared by:

David Eppley
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):

R32 421 20 0000 0050 0020

File No.: 19086115

We hereby certify this
instrument to be a true and
exact copy of the original.
By: Gulf Coast Title Co., Inc

David Eppley

WARRANTY DEED

This Warranty Deed, made the 30th day of December, 2019, by **Frank D. Brown and Joan M. Brown, husband and wife**, hereinafter called the grantor, whose post office address is: 2422 Rosehaven Dr., Wesley Chapel, FL 33544, to **James W. Beadling and Debra L. Beadling, husband and wife**, whose post office address is: 24420 Root Rd., Brooksville, FL 34601, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$156,000.00 Dollars 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:

N 1/2 of W 1/2 of W 1/2 of NE 1/4 of NW 1/4, AND N 1/2 of E 1/2 of W 1/2 of NE 1/4 of NW 1/4 AND S 1/2 of E 1/2 of W 1/2 of NE 1/4 of NW 1/4 of Section 32, Township 21 South, Range 20 East, Hernando County, Florida, LESS R/W, for public road.

The property is the homestead of the Grantor(s).

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 2019, 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

Witness Signature:

Printed Name:

Scott Little
Scott Little

Frank D. Brown
Frank D. Brown

Witness Signature:

Printed Name:

David Eppley
DAVID EPPLEY

Joan M. Brown
Joan M. Brown

State of Florida

County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of December, 2019 by Frank D. Brown and Joan M. Brown. He/She/They is/are ☐ Personally known to me or ☒ Produced *Driver's License* as identification.

Notary Public Signature

Printed Name: David Eppley

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires:

1/9/2022

