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After Recording Return To:
Mary Mahla
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
Mary Mahla
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):
R02 423 19 0000 0140 0000
File No.: 19096167

WARRANTY DEED

This Warranty Deed, made the 21st day of October, 2019, by **James Dowdell, widower and surviving spouse of Mary Dowdell, deceased**, hereinafter called the grantor, whose post office address is: 65 Melbourne St., Apt. 1, Portland, ME 04101, to **Jeb Shaffer, a single man**, whose post office address is: 5209 Culbreath Rd., Brooksville, FL 34601, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$237,000.00 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:

Lot 29, GARRISON ACRES, an unrecorded subdivision, being more particularly described as follows:

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 23 South, Range 19 East, Hernando County, Florida, LESS the East 50 feet and the North 25 feet thereof for road right-of-way.

GRANTOR HEREBY CERTIFIES that he and Mary Dowdell were husband and wife at the time of taking title to the above described property and remained continuously married without interruption until the date of her death.

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 2018, 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: Jesse Cyr-Bophy James Dowdell
Printed Name: Jesse Cyr-Bophy James Dowdell

Witness Signature: River Dunn
Printed Name: River Dunn

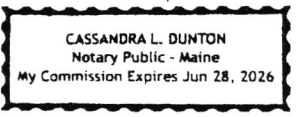
State of Maine
County of Cumberland

The foregoing instrument was acknowledged before me this 18th day of October, 2019 by James Dowdell who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: June 28, 2026

Cassandra L Dunton
Notary Public Signature
Printed Name: Cassandra Dunton
Serial Number

#69356



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R Prepared by and Return to:
Republic Land & Title, Inc.
3391 Mariner Blvd.
Spring Hill, Florida 34609

File Number: 21-0534 OR

\$160,000.00

General Warranty Deed

Made this May 20, 2021 A.D. By **NIKILAS MAJAURA, a single man**, whose post office address is: 4425 UNION SPRINGS RD., Spring Hill, Florida 34608, hereinafter called the grantor, to **DONNA MARTIN a single woman and RAY PARRISH, a single man as joint tenants with full rights of survivorship**, whose post office address is: 5220 CULBREATH ROAD, Brooksville, Florida 34601, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" 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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, viz:

North One-Half of the Southwest One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter of Section 2, Township 23 South, Range 19 East, LESS the East 50 feet and South 25 feet for Road Right-of-Ways, also known as Lot 30, GARRISON ACRES, an unrecorded plat, lying and being in Hernando County, Florida.

Said 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 members of the household of Grantor(s) reside thereon.

Parcel ID Number: **R02 423 19 0000 0140 0040**

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 December 31, 2020.

Prepared by and Return to:
Republic Land & Title, Inc.
3391 Mariner Blvd.
Spring Hill, Florida 34609

File Number: 21-0534 OR

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kelly L Steen
Witness Printed Name Kelly L Steen

NIKILAS MAJAURA (Seal)
Address: 4425 UNION SPRINGS RD., Spring Hill, Florida 34608

Pamela Dee Stas
Witness Printed Name Pamela Dee Stas

State of FL
County of Hernando

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this May 16, 2021, by NIKILAS MAJAURA, who is/are personally known to me or who has produced FL ID as identification.

Seal

Kelly L Steen
Notary Public
Print Name: Kelly L Steen

My Commission Expires: _____

