

Prepared by:
Jennifer Wallace
Sunset Title Services
7135 State Road 52, Suite 101
Bayonet Point, Florida 34667



File Number: 0424-004

General Warranty Deed

Made this June 20, 2024 A.D. By **Flomac Enterprises, LLC, a Florida limited liability company**, 10325 Pinto Drive, Hudson, Florida 34669, hereinafter called the grantor, to **Cash Smith and Cathleen Smith, husband and wife**, whose post office address is: 12018 Mississippi Kite, Brooksville, Florida 34614, 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 \$319,000.00 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, viz:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE SOUTH 01°31'04" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE; THENCE RUN SOUTH 89°59'41" WEST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1053.58 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°20'19" EAST, A DISTANCE OF 1241.44 FEET; THENCE RUN NORTH 89°08'53" WEST, A DISTANCE OF 500 FEET; THENCE RUN NORTH 01°20'19" WEST, A DISTANCE OF 1233.33 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE; THENCE RUN NORTH 89°59'41" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 499.77 FEET TO THE POINT OF BEGINNING.

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: **R17 421 18 0000 0030 0090**

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, 2023.

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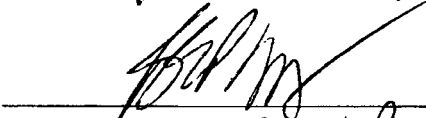
File Number: 0424-004

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:



Witness Printed Name Jennifer Wallace
Address: 7135 S.R. 52, 101
Bayonet Point, FL 34667



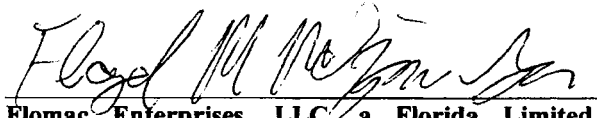
Witness Printed Name Brian Foster
Address: 7135 S.R. 52, 101
Bayonet Point, FL 34667

State of Florida
County of Pasco

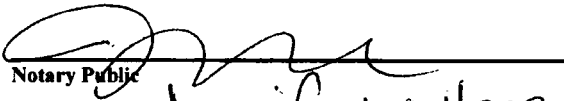
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of June, 2024, by Floyd McKenzie Jr., who is/are personally known to me or who has produced Drivers license as identification.



JENNIFER WALLACE
Commission # HH 112765
Expires April 1, 2025
Bonded Thru Budget Notary Services



(Seal)
Flomac Enterprises, LLC, a Florida Limited Liability
Company
By: Floyd McKenzie Jr., its Managing Member



Notary Public
Print Name: Jennifer Wallace
My Commission Expires: 4.1.25