

**Prepared by and Return To:**

Lisa Hensley  
Southeast Title, a division of LandCastle Title Group,  
LLC  
2190 Mariner Blvd  
Spring Hill, FL 34609

**Order No.:** SE8323-00569

APN/Parcel ID(s): 18E20S130020 01620 0120

**WARRANTY DEED**

THIS WARRANTY DEED made and executed August 11, 2023, by Unique Custom Homes, LLC, a Florida Limited-Liability Company, and having its principal place of business at 2150 Meredith Dr., Spring Hill, FL 34608, hereinafter called the grantor, to John Albert Scholze and Janet Rae Scholze, husband and wife whose post office address is 105 Woodhaven Lane, Pittsburgh, PA 15237, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in the County of Citrus, State of Florida, to wit:

Lot 12, Block B-162, Oak Village Sugarmill Woods Subdivision, according to the Plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150 and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida. As amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2022.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*Lisa Henley*  
Witness Signature

Print Name  
*Sherry Schanbacher*  
Witness Signature  
Print Name  
Sherry Schanbacher

Unique Custom Homes, LLC, a Florida Limited Liability Company

BY: *[Signature]*  
John C. Neal  
Authorized Member

Address: 2150 Meredith Dr.  
Spring Hill, FL 34608

State of Florida  
County of Hernando

I HEREBY CERTIFY on this day, before me, by means of [  ] physical presence or [  ] online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared John C. Neal to me known to be the/a authorized Member of Unique Custom Homes, LLC, a Florida Limited Liability Company named as the grantor in the foregoing deed, or who have produced *DL* as identification and that he/she/they acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under the authority duly vested in them by said LLC.

The foregoing instrument was acknowledged before me this 10th day of August, 2023, by John C. Neal, as Authorized Member of Unique Custom Homes, LLC, a Florida Limited Liability Company, and who is personally know to me or who has produced *DL* as identification.

[SEAL] *Lisa Henley*

NOTARY PUBLIC  
My Commission Expires:

