

Prepared by and return to:
Debra Ann Currie
MANATEE TITLE, LLC
2468 North Essex Avenue
Hernando, Florida 34442
File:25-0014

General Warranty Deed

Made this 16th day of December, 2025, A.D. By **Hampton Hills, LLC, a Delaware Limited Liability Company**, whose post office address is: 2476 N Essex Ave, Hernando, Florida 34442, hereinafter called the grantor, to **Michael John Burzynski and Coralie K. Burzynski, Trustees of THE BURZYNSKI REVOCABLE TRUST, DATED MARCH 2, 2016**, whose post office address is: 1548 N Buckmeadow Loop, Hernando, FL 34442 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 and No/100 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 Citrus County, Florida, viz:

Lot 45, HALLS RESERVE, according to the map or plat thereof, recorded in Plat Book 20, Page(s) 14 through 16, of the Public Records of Citrus County, Florida.

Parcel ID Number: 18E-18S-26-0050-00000-0450

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2); as follows:

"Rights of Possession in Settlor's Personal Residence. The Trustee has the authority pursuant to the terms of the trust to grant a beneficial interest for life and a right of possession sufficient for homestead exemption to Settlor and Settlor's spouse in their Florida personal residence for the remainder of their lifetimes according to § 196.041, Florida Statutes, and that the Trustee has, in fact, made such a designation and created such a possessory interest and by this document does hereby create said interest and that interest is in effect according to the terms of said trust instrument and until terminated, shall remain in effect during the remainder of the named beneficiary's lifetime."

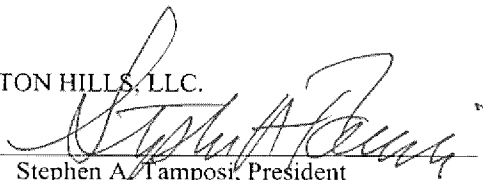
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

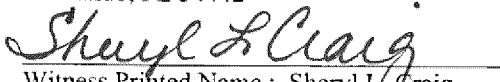
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

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:

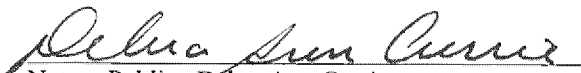
HAMPTON HILLS, LLC.
By: 
Stephen A. Tamposi, President
2476 N. Essex Avenue
Hernando, FL 34442


Witness Printed Name : Debra Ann Currie
Address: 2468 N. Essex Avenue
Hernando, FL 34442


Witness Printed Name : Sheryl L. Craig
Address: 2468 N. Essex Avenue
Hernando, FL 34442

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence this 12/16/2025, by Stephen A. Tamposi, President of Hampton Hills, LLC, who is personally known to me.


Notary Public: Debra Ann Currie
My Commission Expires: October 13, 2029

