

Doc # 2016-177

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BONNIE B. BRIDGES
CHELSEA TITLE OF THE NATURE COAST, INC.
13175 SPRING HILL DRIVE
SPRING HILL, FLORIDA 34609
Property Appraisers Parcel Identification (Folio) Numbers:
R01 221 17 3340 0346 0110

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **28th** day of **July, 2016** by **NICOLE STEEN FKA NICOLE OCUTO A SINGLE WOMAN**, herein called the grantor, to **MICHAEL B. RAINWATER and KATHY G. RAINWATER, HUSBAND AND WIFE**, whose post office address is **12243 MEADOW SWALLOW AVE, BROOKSVILLE, FL 34613**, hereinafter called the Grantees:
(Wherever used herein the terms "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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of **\$146,000.00 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, State of Florida, viz.:

LOT 11, BLOCK 346, ROYAL HIGHLANDS UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 45 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and to taxes for the year 2016 and thereafter.

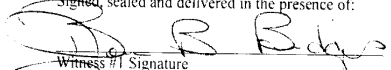
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees 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, and hereby 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, 2015.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Bonnie B Bridges
Witness #1 Printed Name

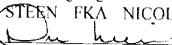

Witness #2 Signature

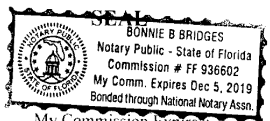
DAVID L BRIDGES
Witness #2 Printed Name



NICOLE STEEN FKA
NICOLE OCUTO
9046 39TH STREET CIRCLE E. PARRISH, FL 34219

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 28th day of July, 2016 by NICOLE STEEN FKA NICOLE OCUTO who is personally known to me or has produced  as identification.



My Commission Expires:


Notary Public

Bonnie B Bridges
Printed Notary Name



HILLSBOROUGH COUNTY PROPERTY APPRAISER



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Folio: 004529-7564

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PROPERTY RECORD CARD

OCUTO NICOLE

Mailing Address

8711 COBBLER PLACE
TAMPA, FL 33615-

Site Address

8711 COBBLER PL TAMPA

PIN U-24-28-17-08R-000009-00001 0

Folio: 004529-7564

Prior PIN:

Prior Folio: 004507-0100

Tax District U UNINCORPORATED

Property Use 0106 TOWNHOUSE/VILLA

Plat Book / Page: [61_2](#)

Neighborhood: 208009.00 | Copperfield Area

Subdivision: 08R | COPPERFIELD TOWNHOMES



[NAVIGATE AERIAL IMAGERY](#)



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Value Summary & GIS Map

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$167,991	\$167,991	\$50,000	\$117,991
Public Schools	\$167,991	\$167,991	\$25,000	\$142,991

