

2009049910
LORINDA 2684/1784

OFFICIAL RECORDS
BK: 2684 PG: 1784

LT1-2-2009049910-1

LT2-2684-1784-1

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THIS INSTRUMENT PREPARED BY AND RETURN TO:
Mida J. Rios
Arriviste Title Group, Inc.
443 Mariner Blvd.
Spring Hill, Florida 34609
Total Transfer Amount: \$130,000.00
Property Appraisers Parcel Identification (Folio) Numbers: **R32 323 17 5170 1127 0130**

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of September, 2009 by **HARTLAND HOMES INC., A Florida Corporation**, whose post office address is **2939 LANDOVER BLVD, SPRING HILL, FL 34608** herein called the Grantors, to **DANIEL MICHAEL MENDOZA and JAMIE MENDOZA, husband and wife**, whose post office address is **11088 MONTCALM ROAD, SPRING HILL, FL 34608**, 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)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 13, BLOCK 1127, SPRING HILL UNIT 17, according to the map or plat thereof as recorded in Plat Book 9, Page 31, of the Public Records of Hernando County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2009 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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2008.

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

Signed, sealed and delivered in the presence of:

Mida J. Rios
Witness #1 Signature

Mida J. Rios

Christina McCormick
Witness #1 Printed Name

Witness #2 Signature

Christina McCormick
Witness #2 Printed Name

Blaise Ingoglia
By: **Blaise Ingoglia as President, As President of Hartland Homes Inc.**
2939 Landover Blvd.,
Spring Hill, FL 34608

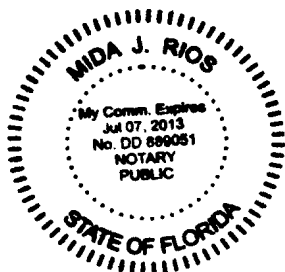
RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 910.00
09/16/2009 JK Deputy Clk

09/16/2009 11:07AM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of September, 2009 by Blaise Ingoglia as President of Hartland Homes, Inc. who are personally known to me or have produced Drivers License as identification.

SEAL



My Commission Expires:

Mida J. Rios
Notary Public

Mida J. Rios

Printed Notary Name