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Prepared by:
Donna O. Campbell, an employee of
Guardian Land Title, Inc.,
120 Bushnell Plaza
Bushnell, Florida 33513
File Number: F10-8025H

R-ENV

General Warranty Deed

Made this November 17, 2010 A.D. By **HARLAN DEREK SALTSMAN, a married person, joined BRANDI A. SALTSMAN, his wife**, 7459 Hazel Nut Dr., Webster, FL 33597, hereinafter called the grantor, to **ELIZABETH A. O'BRIEN**, whose post office address is: 34413 Cedarfield Drive, Ridge Manor, FL 33523, 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 (\$90000) 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:

See Attached Exhibit A

Parcel ID Number: **R02-123-21-1316-0000-0440**

SUBJECT TO Covenants, Restrictions and Easements of record.

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, 2010.

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:

Betty Sanders
Witness Printed Name Betty Sanders

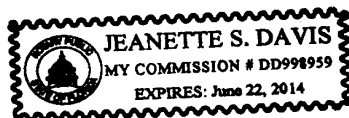
HARLAN DEREK SALTSMAN (Seal)
HARLAN DEREK SALTSMAN
Address: 7459 Hazel Nut Dr., Webster, FL 33597

Elizabeth Stanberry
Witness Printed Name Elizabeth Stanberry

BRANDI A. SALTSMAN (Seal)
BRANDI A. SALTSMAN
Address: 7459 Hazel Nut Dr., Webster, FL 33597

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this November 17, 2010, by HARLAN DEREK SALTSMAN, a married person, jointed by BRANDI A. SALTSMAN, his wife, who are personally known to me or who have produced _____ drivers license as identification.



JEANETTE S. DAVIS
Notary Public
Print Name: JEANETTE S. DAVIS
My Commission
Expires: JUNE 22, 2014

Exhibit "A"

Lot 44, WHISPERING OAKS ESTATES PHASE - III, according to the map or plat thereof, as recorded in Plat Book 18, page 94 of the Public Records of Hernando County, Florida.

File Number: F10-8025H
Legal Description