

Prepared By and Return To:  
Mary G. Castro  
Magnolia Title Agency, LLC  
38008 Live Oak Avenue, Suite 4  
Dade City, Florida 33523

R

File Number: 10-11-11

\$95,000.00

## General Warranty Deed

Made this December 7, 2010 A.D. By **Theodore J. Birchill and Helen M. Birchill, Trustees of the Birchill Trust Agreement, utd 9/2/1992**, whose address is: 34487 Cedarfield Drive, Ridge Manor, Florida 33523, hereinafter called the grantor, to

**Roger R. Smith and Dorothy L. Smith, husband and wife**, whose post office address is: 34487 Cedarfield Drive, Ridge Manor, Florida 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 Ten 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 Hernando County, Florida, viz:

Lot 59, Whispering Oaks Estates, Phase IV, according to the map or plat thereof as recorded in Plat Book 19, Page 22, of the Public Records of Hernando County, Florida

Parcel ID Number: **R0212321131700000590**

**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.

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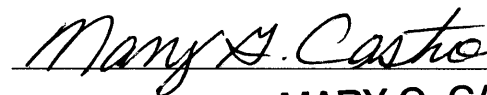
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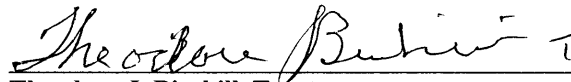
\$95,000.00


**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:*

  
\_\_\_\_\_  
Witness Printed Name Greg DeLaRue

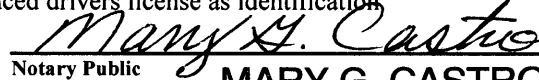
  
\_\_\_\_\_  
Witness Printed Name MARY G. CASTRO

 TTEE (Seal)  
\_\_\_\_\_  
**Theodore J. Birchill, Trustee**  
Address: 34487 Cedarfield Drive, Ridge Manor, Florida 33523

 TTEE (Seal)  
\_\_\_\_\_  
**Helen M. Birchill, Trustee**  
Address: \_\_\_\_\_

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me this 7th day of December, 2010, by Theodore J. Birchill, Trustee Helen M. Birchill, Trustee, who is/are personally known to me or who have produced drivers license as identification

  
\_\_\_\_\_  
Notary Public  
Print Name: MARY G. CASTRO  
My Commission Expires: \_\_\_\_\_

