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**THIS INSTRUMENT WAS PREPARED
BY AND IS TO BE RETURNED TO:**

Brian G. Cheslack, Esq.
Chapin, Ballerano & Cheslack
1201 George Bush Boulevard
Delray Beach, FL 33483
(561) 272-1225

399 W. PALMETTO PK RD
STE. 202
BOCA RATON, FL 33432 *RMW*

TAX FOLIO NUMBER: R31-223-18-3529-0000-0260

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY.

NOTE TO RECORDER: THIS TRANSFER IS FROM THE SETTLOR OF THE TRUST TO THE TRUSTEE OF SAID TRUST FOR THE BENEFIT OF THE SETTLOR SUCH THAT THERE IS NO CHANGE IN BENEFICIAL OWNERSHIP INTEREST IN THE SUBJECT PROPERTY, WHICH PROPERTY IS NOT SUBJECT TO A MORTGAGE; THEREFORE, NO DOCUMENTARY STAMPS ARE DUE.

WARRANTY DEED

THIS WARRANTY DEED, executed and effective this 2nd day of April, 2010, by Grantor, JOY SEPPALA-FLORENCE, a married woman, joined by her husband WILLIAM JAMES FLORENCE, III, whose mailing address is 17 Wycombe Square, London, England W8 7JD to WILLIAM J. FLORENCE, JR., AS TRUSTEE OF THE JOY V. SEPPALA-FLORENCE REVOCABLE TRUST AGREEMENT #1 U/A/D 2nd April, 2010, (the "Grantee") granting full power and authority to said Trustee and his successor trustee(s) to protect, conserve, sell, encumber, lease and to otherwise manage and dispose of the real property described herein, pursuant to Section 689.071 of the Florida Statutes, whose mailing address is 1 Park Place Suite 300 Peekskill NY 10566 USA

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever all of Grantor's undivided One-Half interest as Tenant-in-Common in the following described real property situate, lying, and being in Hernando County, Florida, to wit:

Lot 26, of The Reserve at Seven Hills, Phase 2, as per plat thereof, as recorded in Plat Book 23, Pages 22 through 23, of the Public Records of Hernando County, Florida.

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

This conveyance is made SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; and public utility easements of record and real property taxes and assessments for the year 2010 and subsequent years.

And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

Jay Sibel
Signature of Witness (1)

JAY SIBEL
Print Name of Witness (1)
As to both

Frank A. Robert
Signature of Witness (2)

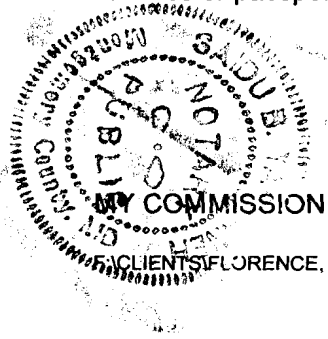
FRANK A. ROBERT
Print Name of Witness (2)
As to both

Joy Seppala-Florence
JOY SEPPALA-FLORENCE

William James Florence, III
WILLIAM JAMES FLORENCE, III

STATE OF Maryland)
COUNTY OF _____) ss:

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of April, 2010, by JOY SEPPALA-FLORENCE and WILLIAM JAMES FLORENCE, III, who are personally known to me or who each produced US driver's licenses or passports as identification, and who did each take an oath.



[Notarial Seal]

Saidu B. Yansaneh
NOTARY PUBLIC
State and County Aforesaid

Print Name of Notary Public
SAIDU B. YANSANEH
Notary Public
Montgomery County
Maryland
My Commission Expires Feb 1, 2011

MY COMMISSION EXPIRES:
CLIENTS: FLORENCE, WILLIAM & JOY WARRANTY DEED - JOY'S TRUST - WOODSTREAM W