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*This instrument prepared by
and return to:*

Matthew T. Blackshear, Esq.
Squire, Sanders & Dempsey (US) LLP
One Tampa City Center, Suite 2100
201 North Franklin Street
Tampa, Florida 33602

Ted G. R-ENV

General Warranty Deed

THIS WARRANTY DEED effective as of the 1st day of June, 2011, by and between **Robert R. Sharp** and **John A. Tomlin**, as tenants in common, each as to an undivided 1/2 interest, with a address of 16602 Jardinera de Avila, Tampa, Florida 33613, (collectively the "Grantors"), to **Patrick L. Nichol** and **Allison R. Nichol**, as husband and wife, whose address is 16268 Friendly Road, Brooksville, Florida 34601 (the "Grantee").

(Whenever used herein the term "grantor", "grantors", "grantee" and "grantees" includes all the parties to this instrument and the herein legal representatives, successors and assigns of individuals, and the assignor or corporations).

WITNESSETH:

Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to them in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by those presents do grant, bargain, sell and transfer unto Grantees and their successors and assigns forever, all of that certain real property and the improvements, if any located thereon situated in the County of Hernando and State of Florida (the "Land"), viz:

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 the Northwest 1/4 of Section 13, Township 21 South, Range 19 East, Hernando County, Florida. LESS the Right-of way of Friendly Road.

Parcel ID Number: R13 121 19 1148 0000 0111

TOGETHER WITH all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (the "Appurtenances") (collectively the Land and the Appurtenances shall be referred to as the "Property")

TO HAVE AND TO HOLD the above-described Property in fee simple forever.

And Grantors covenants with Grantees that (a) Grantors are lawfully seized of said property in fee simple; (b) Grantors have good right and lawful authority to sell and convey the Property and (c) Grantors hereby fully 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, subject to those exceptions set out in that certain title commitment issued by Fidelity National Title Insurance Company, File No. 3511286, effective date May 23, 2011.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTORS

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

Signed, sealed and delivered in our presence:

Diane E Long
 Witness Printed Name: Diane E Long

Robert R. Sharp
 Witness Printed Name: Robert R. Sharp

Diane E Long
 Witness Printed Name: Diane E Long

John A. Tomlin
 Witness Printed Name: John A. Tomlin

State of Florida
County of Hillsborough

The foregoing instrument was acknowledge before me this 31 day of May, 2011, by Robert R. Sharp and John A. Tomlin and acknowledged that they executed the same for the purposes therein contained, and who are personally known to me or have produced _____ as identification

Debra Jean Perkins
 Notary Public
 Print Name: DEBRA JEAN PERKINS
 My Commission Expires March 8, 2014
 No. DD968319

