

Prepared by:  
Christina McCormick, an employee of  
Wollinka Wikle Title Insurance Agency  
4245 Rachel Blvd.  
Spring Hill, Florida 34607  
Consideration: \$70,222.00  
File Number: SH11002

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RETURN TO: ~~XXXXXX~~

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Wollinka Wikle Title  
4245 Rachel Blvd.  
Spring Hill, FL 34607

### General Warranty Deed

Made this September 14, 2011 A.D. By

**ADENA CAPOBIANCO**, a single woman  
whose address is: 6005 NEWMARK ST., Spring Hill, Florida 34606, hereinafter called the grantor, to

**CHRISTAL LEE CHAMPA**, a single woman  
whose post office address is: 12563 EDDINGTON ROAD, Spring Hill, Florida 34606, 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 8, Block 4, SPRING HILL UNIT 1, a subdivision according to the plat thereof recorded at Plat Book 7, Pages 53 through 64, inclusive, in the Public Records of Hernando County, Florida.

Parcel ID Number: 00205192

**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.

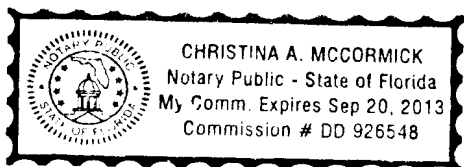
Signed, sealed and delivered in our presence:

x Jeanne LaPhan  
Witness Printed Name Jeanne LaPhan  
x Christina A. McCormick  
Witness Printed Name Christina A. McCormick

x Adena Capobianco (Seal)  
**ADENA CAPOBIANCO**  
Address: 6005 NEWMARK ST., Spring Hill, Florida 34606  
x \_\_\_\_\_ (Seal)  
Address: \_\_\_\_\_

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me this 14th day of September, 2011, by ADENA CAPOBIANCO, who has produced a Drivers License as identification.



Christina A. McCormick  
Notary Public Christina A. McCormick  
Print Name: \_\_\_\_\_  
My Commission Expires: 9/20/2013