

**NAME:** Franklin A. Pilgrim  
Sophia P. Pilgrim  
470 Fay Avenue  
Spring Hill, FL 34609

**THIS INSTRUMENT PREPARED BY:**

ROBERT BRUCE SNOW, P.A.  
Attorney at Law  
112 North Orange Avenue  
Brooksville, FL 34601

**PROPERTY APPRAISERS PARCEL I.D.:**

R32 323 17 5160 1041 0070

**THIS WARRANTY DEED** made and executed this 23<sup>rd</sup> day of February, 2012, by SOPHIA P. PILGRIM of 470 Fay Avenue, Spring Hill, FL 34609, hereinafter called the **grantor**, to FRANKLIN A. PILGRIM and SOPHIA P. PILGRIM as Trustees of the FRANKLIN A. PILGRIM AND SOPHIA P. PILGRIM TRUST dated the 23<sup>rd</sup> day of February, 2012, hereinafter called **grantee**:

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$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 7, Block 141, SPRING HILL, Unit #16, as per plat thereof recorded in Plat Book 9, Pages 18-30 inclusive, Public Records of Hernando County, Florida.

SUBJECT to easements, restrictions and reservations of record.

*Trustees reserve the right to reside upon any real property placed in the FRANKLIN A. PILGRIM and SOPHIA P. PILGRIM TRUST as their permanent residence during their lives, it being the intent to retain the Trustees requisite beneficial interest and possessory right in and to such real property to comply with Florida Statutes, Section 196.041, such that said beneficial interest and possessory right constitute in all respects an equitable title to real estate as that term is use din Section 6, Article VII of the Constitution of the State of Florida.*

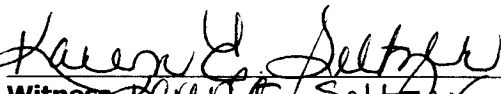
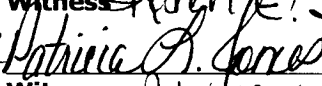
**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY ITS PARTIES. TITLE RESEARCH OR OTHER ASSURANCE OF TITLE WAS NEITHER REQUESTED FROM NOR PERFORMED OR GIVEN BY THE LAW OFFICES OF ROBERT BRUCE SNOW, P.A., ATTORNEY AT LAW, 112 NORTH ORANGE AVENUE, BROOKSVILLE, FL 34601.**

**TOGETHER** with all the tenements, hereditments and apputenances 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 siezed 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 person whosoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

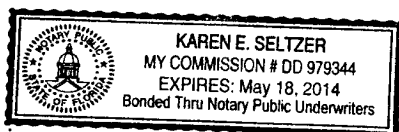
  
Witness - Karen E. Seltzer  
  
Witness - Patricia L. Jones

  
SOPHIA P. PILGRIM

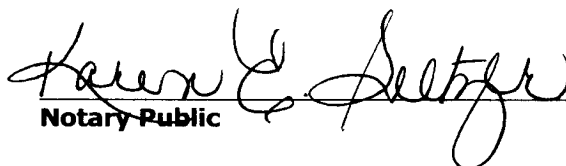
**STATE OF FLORIDA  
COUNTY OF HERNANDO**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the aforesaid State and County, to take acknowledgments, personally appeared SOPHIA P. PILGRIM, who is personally known to me and to me known to be the person described in and who executed the foregoing instrument, under oath, and acknowledged before me that he executed the same.

**WITNESS** my hand and seal this 23 day of February, 2012.



My Commission Expires:

  
Notary Public