

This instrument was prepared by and return to:

Name Paul H. Nessler, Jr.
Attorney at Law
Address 10002 Cortez Boulevard
SPRING HILL, FLORIDA 34613

Consideration: **\$115000**
12RE025

Parcel ID No. R32 323 17 5130 0866 0070
Grantee S.S. No. _____
Name: JOHN J. HAMMER
Grantee S.S. No. _____
Name: LINDA M. HAMMER

 / _____ (Space above this line for recording data.) _____

WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

This Indenture, made this 19th day of March, 2012, **Between LEIGH CARLSON and BARBARA J. CARLSON, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE LEIGH CARLSON AND BARBARA J. CARLSON FAMILY REVOCABLE INTER VIVOS TRUST DATED AUGUST 26, 2010**, whose post office address is **2380 CALUSA LANE, SPRING HILL, FLORIDA 34609**, party of the first part, and **JOHN J. HAMMER and LINDA M. HAMMER, HUSBAND AND WIFE**, whose post office address is **2112 Ardenwood Drive, Spring Hill, Florida 34609**, party of the second part,

Witnesseth that said party of the first part, for and in consideration of the sum of *****TEN AND NO/100's*****Dollars, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:
Lot 7, Block 866, SPRING HILL UNIT 13, according to the plat thereof as recorded in Plat Book 8, Pages 84 through 100, Public Records of Hernando County, Florida.

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2012 and subsequent years.
and the said party of the first part 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, the party of the first part has hereunto set his hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

Witness 1: Susan A Benson
Printed: Susan A Benson

Signed: Leigh Carlson (Seal)
Printed: **LEIGH CARLSON, INDIVIDUALLY AND AS TRUSTEE OF THE LEIGH CARLSON AND BARBARA J. CARLSON FAMILY REVOCABLE INTER VIVOS TRUST DATED AUGUST 26, 2010.**

Witness 2: Colleen Day
Printed: COLLEEN DAY

Signed: Barbara J Carlson (Seal)
Printed: **BARBARA J. CARLSON, INDIVIDUALLY AND AS TRUSTEE OF THE LEIGH CARLSON AND BARBARA J. CARLSON FAMILY REVOCABLE INTER VIVOS TRUST DATED AUGUST 26, 2010.**

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 19th day of March, 2012, by **LEIGH CARLSON, and BARBARA J. CARLSON, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE LEIGH CARLSON AND BARBARA J. CARLSON FAMILY REVOCABLE INTER VIVOS TRUST DATED AUGUST 26, 2010**, who is/are personally known to me OR who has/have produced _____ DRIVER'S LICENSE _____ as identification.

NOTARY PUBLIC
Sign Paul H. Nessler, Jr.
Print PAUL H. NESSLER, JR

My Commission Expires:

(Notary Seal)

