

YN RE R-ENW
Prepared by:
Deanna M. Tucker
Alpha-Omega Title Services, Inc.
1700 S. MacDill Ave., Suite 300-A
Tampa, Florida 33629
File Number: 12WRH0055
Consideration \$2000.00

General Warranty Deed

Made this October 01, 2012 A.D. By **David Starke**, an unmarried man, whose address is: 105 W. Huller Lane, Reading, PA 19605, hereinafter called the grantor, to **William Ryan Homes Florida, Inc.**, a Florida corporation, whose post office address is: 3925 Coconut Palm Drive, #117, Tampa, FL 33619, 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 3, Block 14, Southern Hills Plantation Phase 2, according to the map or plat thereof, as recorded in Plat Book 36, Page(s) 40 through 67, inclusive, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R1022319357201400030**

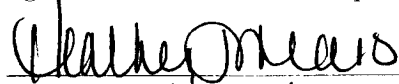
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2011 and restrictions and easements of record, if any.

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:



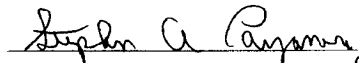
Witness Printed Name

Heather J. Means


David Starke

(Seal)

Address: 105 W. Huller Lane, Reading, PA 19605



Witness Printed Name

Stephen A. PARZANESE

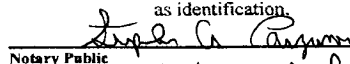
Address:

(Seal)

State of Pennsylvania
County of Berks

The foregoing instrument was acknowledged before me this 4 day of October, 2012, by David Starke, an unmarried man, who is/are personally known to me or who has produced

as identification.


Notary Public

Print Name:

Stephen A. PARZANESE

My Commission Expires:

June 18, 2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Stephen A. Parzanese, Notary Public
Sinking Spring Boro, Berks County
My Commission Expires June 18, 2014
Member, Pennsylvania Association of Notaries