

Prepared by: **R**
David T. Foster
Homes & Land Title Services of Hernando, Inc.
3381 Mariner Boulevard
Spring Hill, Florida 34609
CONSIDERATION \$88,500.00
File Number: HL-12-1871

1/3

General Warranty Deed

Made this December 14, 2012 A.D. By **Carl N. Ingolia and Ellen M. Ingolia, husband and wife**, whose address is: 14282 Herring Hollow, Spring Hill, Florida 34609, hereinafter called the grantor, to **Michael St. Germain, unmarried**, whose post office address is: 2211 Malaga Avenue, Spring Hill, Florida 34609, 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 situated in Hernando County, Florida, viz:

Lot 13, Block 492, Spring Hill Unit 9, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 38 through 53, inclusive, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R32-323-17-5090-0492-0130**

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.

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:

Bobbi Glenn

Witness Printed Name Bobbi Glenn

Carl N. Ingolia (Seal)

Carl N. Ingolia
Address: 14282 Herring Hollow, Spring Hill, Florida 34609

Paula L. Dispensa

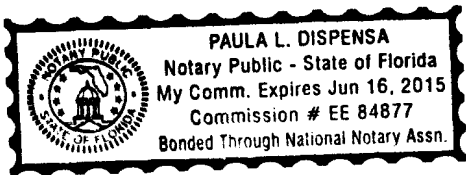
Witness Printed Name PAULA L. DISPENSA

Ellen M. Ingolia (Seal)

Ellen M. Ingolia
Address: 14282 Herring Hollow, Spring Hill, Florida 34609

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me on this December 14, 2012, by Carl N. Ingolia and Ellen M. Ingolia who have/has produced driver's license(s) as identification, or who is/are personally known to me.



Paula L. Dispensa

Notary Public
Print Name: PAULA L. DISPENSA
My Commission Expires: JUNE 16, 2015