

Prepared by and Return to:
Alicia M. Largel
Harmony Title Services, Inc. R-ENV
2107 Gunn Hwy, Suite 107
Odessa, Florida 33556

File Number: 12-183
Parcel ID: R35-223-18-37090190-0400

1/6

\$ 89,999.00

General Warranty Deed

Made this January 11, 2013 A.D. By **Thomas C. Farrell, A Single Man and Samantha Rachel Farrell N/K/A Samantha Rachel Smoot, A Single Woman**, whose address is: 4949 Marbrisa Drive, Suite 1205, Tampa, Florida 33624, hereinafter called the grantor, to **Ivan Shafritz and Doreen Sarris-Shafritz, husband and wife**, whose post office address is: 1114 Hill Flower Drive, Brooksville, Florida 34604-1474, 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 40, Block 19, Trillium Village "C" Phase 1, a subdivision according to the plat thereof recorded at Plat Book 40, Page 11, in the Public Records of Hernando County, Florida.

Parcel ID Number: **R35-223-18-37090190-0400**

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, 2013.

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:

Stephanie Fallon
Witness Printed Name Stephanie Fallon

Alicia M. Largel
Witness Printed Name Alicia M. Largel

Thomas C. Farrell (Seal)

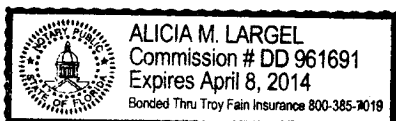
Thomas C. Farrell
Address: 4949 Marbrisa Drive, Suite 1205, Tampa, Florida 33624

Samantha Rachel Farrell N/K/A Samantha Rachel Smoot (Seal)

Samantha Rachel Farrell N/K/A Samantha Rachel Smoot
Address: 1114 Hill Flower Drive, Brooksville, Florida 34604-1474

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 11th day of January, 2013, by Thomas C. Farrell, A Single Man and Samantha Rachel Farrell N/K/A Samantha Rachel Smoot, A Single Woman, who is/are personally known to me or who has produced driver's license as identification.



Alicia M. Largel
Notary Public
Print Name: Alicia M. Largel
My Commission Expires: _____