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After Recording Return To:  
Michele Calderon  
Gulf Coast Title Co., Inc.  
111 N. Main St.  
Brooksville, FL 34601

This Instrument Prepared by:  
Michele Calderon  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
R13 422 19 0000 0050 0081  
File No.: 13022000

## WARRANTY DEED

**This Warranty Deed**, made the 21st day of May, 2013, by **Rodney F. Peterson, a single person**, hereinafter called the grantor, whose post office address is: 22391 Croom Rd., Brooksville, FL 34601, to **James Dalton Amici**, whose post office address is: 2681 Ponce DeLeon Dr., Naples, FL 34105, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$245,000.00 Dollars 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, to wit:

Parcel F: Commencing at the Northeast corner of Section 13, Township 22 South, Range 19 East, Hernando County, Florida, go thence North 89°17'46" West, along the North line of said Section 13, 2733.95 feet; thence South 00°10'19" East, 1182.21 feet to the Point of Beginning: thence South 89°17'46" East, 255.75 feet, thence South 00°10'19" East, 751.90 feet to a Point on the Northwesternly Right-of-Way Line of Croom Road; thence South 52°24'08" West, 322.01 feet, thence North 00°10'19" West, 951.51 feet to the Point of Beginning.

The property is the homestead of the Grantor(s).

**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 , reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_ *Rodney F. Peterson* \_\_\_\_\_  
Rodney F. Peterson

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_ *Kent A. Eppley* \_\_\_\_\_  
Kent A. Eppley

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me this 21st day of May, 2013 by Rodney F. Peterson, a single person who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: \_\_\_\_\_

Notary Public Signature: \_\_\_\_\_  
Printed Name: Michele Calderon  
Serial Number \_\_\_\_\_

