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Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to: _____	Document prepared by: _____
Name: <u>JAMES + ANN MARIE HUTCHISON</u>	Name <u>TERRY L. HORNER</u>
Address: <u>4251 ELWOOD RD.</u>	Address <u>1132 NOLET RD.</u>
City/State/Zip: <u>Spring Hill FL 34609</u>	City/State/Zip <u>Essexville MI 48732</u>
Property Tax Parcel/Account Number: <u>R32 323 175160 1056 0040</u>	

Warranty Deed

This Warranty Deed is made on 6-3-13, between TERRY + PEGGY HORNER
 Grantor, of 4251 ELWOOD RD. ~~Spring Hill FL~~, City of
Spring Hill, State of FL, and
JAMES + ANN HUTCHISON, Grantee, of 7323 52nd Ave 2nd Floor
~~Massena~~, City of MASPETH, State of N.Y.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 4251 ELWOOD RD.
 _____, City of Spring Hill, State of FL.

Lot 4 Block 1056 Spring Hill Unit 16 AS per PLAT thereof
Recorded in PLAT BOOK 9, PAGE(S) 18-30 OF THE PUBLIC
RECORDS OF HERNANDO COUNTY, FLORIDA

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 6-3-13

[Signature]
Signature of Grantor

Terry Horner
Name of Grantor

[Signature]
Signature of Witness #1

BETHANY SCHEUERLEIN
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Elizabeth C Klass
Printed Name of Witness #2

State of Michigan County of Midland

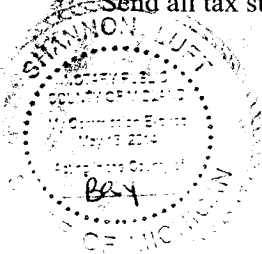
On 6/3/13, the Grantor, Terry Horner,

personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature

Notary Public,
In and for the County of midland State of Michigan
My commission expires: 5/18/2014 Seal

Send all tax statements to Grantee.



Dated: 5-31-13

Peggy Horner
Signature of Grantor

PEGGY HORNER
Name of Grantor

[Signature]
Signature of Witness #1

EKATERINE AGUILAR
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Lillian Miranda
Printed Name of Witness #2

State of Florida County of Hernando
On 31. May 2013, the Grantor, Peggy M. HORNER

personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature

Notary Public,
In and for the County of Hernando State of Florida
My commission expires: Mar. 22. 2014

Seal

Send all tax statements to Grantee.

