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Prepared by and Return to:

**R**  
Mayersohn Law Group, P.A.  
101 Northeast Third Avenue, #1250  
Fort Lauderdale, Florida 33301  
(954)765-1900

*2/5*  
**WARRANTY DEED**

*# 238,952.214*  
Made this 18th of June, 2013, by **DAVID BRIMER A/K/A DAVID NEIL BRIMER, a married man, joined by his wife, DEBORAH ANN HOUGRAND-BRIMER**, whose address is: 18940 Jills Lane Hudson, FL 34667, hereinafter called the GRANTOR, to **Regions Bank d/b/a Regions Mortgage**, whose post office address is: 215 Forrest Street, Hattiesburg, MS 39401, 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:

**Lot 39, of WEEKI WACHEE GARDENS UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 6, Page 35, of the Public Records of Hernando County, Florida.**

Subject to reservations, covenant, conditions, easements and restrictions of record, if any.

**Tax ID Number R-32-2222-17-3940-0000-0390**

THIS IS A DEED IN LIEU of foreclosure and is intended to be an absolute conveyance of the title to the above-described real property, and is not a mortgage or additional security, in consideration of the release of the personal liability of the mortgagor from the debt secured by the Mortgage in favor of REGIONS BANK D/B/A REGIONS MORTGAGE, dated June 13, 2007 and recorded July 7, 2007 in O.R. Book 2462, Page 246, of the Public Records of Hernando County, Florida and recorded June 20, 2007 in O.R. Book 7540, Page 346, of the Public Records of Pasco County, Florida, and any modifications thereto ("The Mortgage"), but it is the intention of the Parties that there shall not be a merger of the fee with the lien of the Mortgage, so that the lien is preserved in favor of the Mortgagee.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 for taxes accruing subsequent to the year 2010.

**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:*

Cui PL  
Witness #1

Catherine Bambek  
Printed Name #1

[Signature]  
Witness #2

Michael M. Adams  
Printed Name #2

[Signature]  
**DAVID BRIMER A/K/A DAVID NEIL  
BRIMER**

[Signature]  
**DEBORAH ANN HOUGRAND-BRIMER**



State of FLORIDA

County of CLAY

The foregoing instrument was acknowledged before me this 18 day of July, 2013, by **David Brimer a/k/a David Neil Brimer and Deborah Ann Hougrand-Brimer**, who is/are personally known to me \_\_\_\_\_ or has/have produced FL ID# \_\_\_\_\_, as identification.

(SEAL)

[Signature]  
**Notary Public**  
Print Name: Helen Campbell

My Commission Expires: 6-25-15