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CONSIDERATION: \$10.00

PREPARED BY & RETURN TO:
CARTER & CLENDENIN, P.A.
CHRISTINA KANE, ESQ.
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606
FILE NO: 2013-0389-GG/CK/SH

R-ENV

WARRANTY DEED

THIS INDENTURE, executed this 28th day of August, 2013, between **MARY ANN DETERS also known as MARY ANN DETER, correctly known as MARY ANNE DETERS, a single woman**, whose address is 8260 Bond Court, Spring Hill, Florida 34609, as **GRANTOR***, and **MARY ANNE DETERS, AS TRUSTEE OF THE DETERS FAMILY TRUST AGREEMENT DATED AUGUST 28, 2013**, with full power and authority to protect, conserve, sell, convey, lease or encumber, both the legal and beneficial interest in the real estate conveyed, or otherwise to manage and dispose of the real property as described below, whose address is 8260 Bond Court, Spring Hill, Florida 34609, as **GRANTEE***.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever the following described land, situate, lying and being in **HERNANDO COUNTY, FLORIDA**, to-wit:

**SEE EXHIBIT "A", CONSISTING OF TWO PAGES,
ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN.**

Subject to taxes and assessments for the year 2013 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

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 rights and lawful authority to sell and convey said land, and hereby 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, 2012.

The written acceptance by Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of Trustee's death, disability or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust have been fulfilled. Evidence of a Trustee's death shall consist of a certified copy of said Trustee's death certificate. Evidence of a Trustee's disability shall consist of a licensed physician's affidavit establishing that said Trustee is incapable of performing the duties as Trustee. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the Trustee. The Successor Trustee shall have the same powers previously granted to the original Trustee.

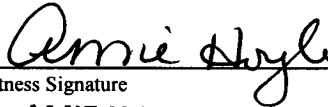
The Settlor of the above-mentioned Trust shall be entitled to the use and occupancy of all real property transferred to the Trust; said Settlor retains the possessory rights to all such property (including any homestead property), and Settlor shall retain all beneficial interest in all such real property for the balance of Settlor's life, such interest being hereby declared to be "equitable title to real estate" as that term is employed in S.6, Art. VII of the State Constitution and pursuant to *Florida Statutes* 196.041(2) or successor statutes for the purposes of qualifying for homestead tax exemption; along with any and all other exemptions permitted by law.

*"Grantor", "Grantee", and "Trustee" are used for singular or plural, and masculine shall include feminine, as the context requires.

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

Signed, sealed and delivered
in the presence of:


Witness Signature
Christina Kane

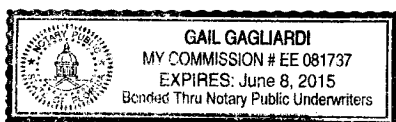
Amie Hoyle
Witness Printed Name

Witness Signature
AMIE HOYLE


Witness Printed Name


MARY ANNE DETERS

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 28th day of August, 2013, by **MARY ANNE DETERS**, who produced a Florida Driver's License as identification.




Notary Public, State of Florida
Printed/Typed Name
Commission Expiration
Commission Number

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.

EXHIBIT "A"

Tax Parcel #R32-323-17-5060-0286-0190 (8260 Bond Court)
Lots 19 and 20, Block 286, Spring Hill Unit 6, according to the plat thereof as recorded in Plat Book 8, Pages 1-10, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5040-0181-0030 (370 Hartwood Avenue)
Lot 3, Block 181, Spring Hill Unit 4, according to the map or plat thereof, recorded in Plat Book 7, Pages 87-95, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5220-1492-0140 (9371 Mallard Street)
Lot 14, Block 1492, Spring Hill Unit 22, according to the plat thereof, recorded in Plat Book 10, Pages 31-43, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5160-1035-0070 (4328 Everett Avenue)
Lot 7, Block 1035, Spring Hill Unit 16, according to the plat thereof, recorded in Plat Book 9, Pages 18-30, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5160-1035-0230 (4259 Dristol Avenue)
Lot 23, Block 1035, Spring Hill Unit 16, according to the plat thereof, recorded in Plat Book 9, Pages 18-30, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5200-1318-0080 (13208 Siam Drive)
Lot 8, Block 1318, Spring Hill Unit 20, according to the plat thereof, recorded in Plat Book 9, Pages 65-80, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5200-1318-0130 (13160 Siam Drive)
Lot 13, Block 1318, Spring Hill Unit 20, according to the plat thereof, recorded in Plat Book 9, Pages 65-80, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5090-0558-0060 (2466 Lake Forest Avenue)
Lot 6, Block 558, Spring Hill Unit 9, according to the map or plat thereof, recorded in Plat Book 8, Pages 38-53, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5200-1326-0100 (6161 Layton Avenue)
Lot 10, Block 1326, Spring Hill Unit 20, according to the plat thereof, recorded in Plat Book 9, Pages 65-80, inclusive, of the Public Records of Hernando County, Florida.

EXHIBIT "A" - CONTINUED

Tax Parcel #R32-323-17-5200-1296-0120 (6128 Roble Avenue)

Lot 12, Block 1296, Spring Hill Unit 20, according to the map or plat thereof, recorded in Plat Book 9, Pages 65-80, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5180-1212-0350 (11271 Collingswood Street)

Lot 35, Block 1212, Spring Hill Unit 18, according to the plat thereof, recorded in Plat Book 9, Pages 47-59, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5130-0852-0050 (2410 Summerfield Avenue)

Lot 5, Block 852, Spring Hill Unit 13, according to the map or plat thereof, recorded in Plat Book 8, Pages 84-100, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5090-0576-0020 (11323 Regent Lane)

Lot 2, Block 576, Spring Hill Unit 9, according to the plat thereof, recorded in Plat Book 8, Pages 38-53, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5210-1406-0100 (2149 Arbuckle Road)

Lot 10, Block 1406, Spring Hill Unit 21, according to the map or plat thereof, recorded in Plat Book 9, Pages 81-96, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5210-1401-0150 (2417 Waterfall Drive)

Lot 15, Block 1401, Spring Hill Unit 21, according to the plat thereof, recorded in Plat Book 9, Pages 81-96, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5210-1403-0170 (2323 Waterfall Drive)

Lot 17, Block 1403, Spring Hill Unit 21, according to the map or plat thereof, recorded in Plat Book 9, Pages 81-96, inclusive, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5160-0996-0140 (3435 El Prado Avenue)

Lot 14, Block 996, Spring Hill Unit 16, according to the plat thereof, recorded in Plat Book 9, Pages 18, of the Public Records of Hernando County, Florida.