

2/2

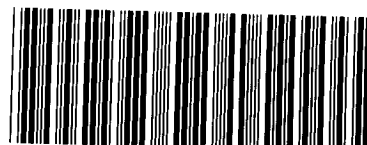
This instrument prepared by:

Name: **Bill Hudson an employee of
Land Title of Citrus County, Inc.**
Address: **3899 S. Suncoast Blvd, Ste 100
Homosassa, Fl. 34448**

R-ENV

Return to: **Land Title of Citrus County, Inc.
FILE NO. LT-31675**
Address: **3899 S. Suncoast Blvd, Ste 100
Homosassa, Fl. 34448**

Property Appraisers Parcel Identification Number(s):
R14 222 17 1835 0000 4490
Grantee(s) S.S #'s:



2013036492 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$44.10
2013036492 BK:2570 PG:811
08/01/2013 02:25 PM 2 PGS
JBILLOTTI,DC Receipt #032994

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORPORATE WARRANTY DEED made and executed the 31st day of July, 2013 by Center State Bank of Florida, NA, and having its principal place of business at*, hereinafter called the grantor, to Miller's LLC, a Florida limited liability company whose street address is 11143 Heathwood Ave., Spring Hill, FL. 34608 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.) *P.O. Box 1046, Dade City, FL 33526

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Hernando County, State of Florida, is:

Lot 449, Glen Lakes Phase One -Unit Two "A", according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 14 through 17, inclusive, of the Public Records of Hernando County, Florida.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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, 2012. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Brenda L. Buchanan
Witness Signature

BRENDA L. Buchanan
Printed Name

Kathleen Whitman
Witness Signature

KATHLEEN WHITMAN
Printed Name

Center State Bank of Florida, NA

BY Sarah Britt
Sarah Britt
AVP

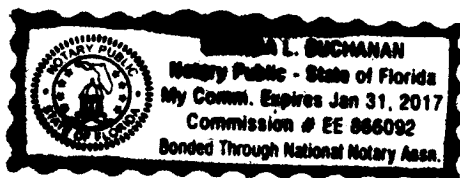
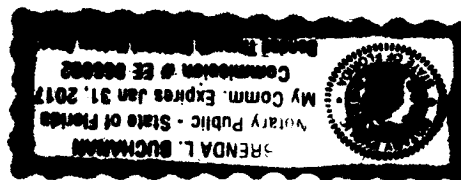
THIS DOCUMENT IS BEING RECORDED IN HERNANDO COUNTY WHERE THE PROPERTY IS LOCATED. MINIMUM DOCUMENTARY STAMPS ARE BEING PAID AS THE ORIGINAL DOCUMENTARY STAMPS WERE PAID ON ORIGINAL RECORDING IN CITRUS COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30th day of July, 2013 by Sarah Britt, AVP of Center State Bank of Florida, NA on behalf of the corporation. He/She is personally known to me or who produced _____ as identification and who did/did not take an oath.

Brenda L. Buchanan
Notary Public
My Commission Expires: BRENDA L. Buchanan

[Seal]



**RESOLUTION
of the
BOARD OF DIRECTORS
CENTERSTATE BANK OF FLORIDA, N.A.**

CERTIFIED, that at a regular meeting of the Board of Directors of CenterState Bank of Florida, N.A., held on February 21, 2013, a quorum being present, the following resolution was duly adopted and approved:

WHEREAS, CenterState Bank of Florida, N.A. may from time to time sell any or all property, whether now owned or hereafter acquired by the Bank, and where so ever situated, for such price and upon such terms and conditions as the Bank's Authorized Representative name herein below shall stipulate,

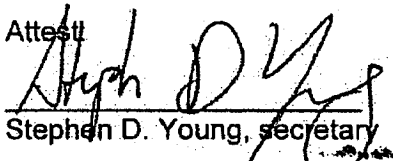
RESOLVED, that the officers named herein are deemed Authorized Representatives of CenterState Bank of Florida, N.A. for the current term, effective February 21, 2013, and are hereby fully authorized to communicate to any closing agent, title agent, title underwriter or attorney, what property the Bank has decided to sell and for what price and upon what terms and conditions and they are hereby fully authorized to execute and deliver on behalf of the Bank the Deed and other closing documents necessary to effectuate the sale and conveyance of said property to the Buyer thereof and this resolution may be relied upon as conclusive proof of said Authorized Representatives' authority without further inquiry of the Bank being required.

Authorized Representative

Robert Dodd	EVP
George Mears	SVP
Mark Thompson	SVP
Matthew Maynor	VP
Brad Nelson	VP
Mark Hill	VP
Christopher Shupe	VP
Kristen Falkner	VP
Andy Pisciotto	VP
Ty Pinner	AVP
Roberto Silva	AVP
Sara Grubbs	AVP
Sarah Britt	AVP

IN WITNESS WHEREOF, hereunto is affixed the corporate seal of CenterState Bank of Florida, N.A. this 21st day of February, 2013.

Attest


Stephen D. Young, secretary

