

18.50 REC
490.70 SS 2/5
1.00 index

CONSIDERATION: \$70,100.00

PREPARED BY & RETURN TO:
BONNIE BRIDGES
CHELSEA TITLE OF THE NATURE COAST, INC.
13175 SPRING HILL DRIVE
PHONE: (352) 686-7112
FILE NO: 13-392bb

TAX PARCEL # R3232317526017830130

WARRANTY DEED

THIS INDENTURE, made this 25th day of October, 2013, between:

JOHN THOMAS COX, ANCILLARY PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED J. COX, as GRANTOR*, whose mailing address is 534 LINGERING PINE DRIVE, NW, ISSAQUAH, WA. 98027

TO

KERRY A. WHALEN, as **GRANTEE***, whose address is 9196 Northcliffe Blvd, Spring Hill, Fl. 34606, a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of **KERRY A. WHALEN**, the remainder, if any,

TO

KERRY A. WHALEN, a life estate for the life of **KERRY A. WHALEN** and upon the death of **KERRY A. WHALEN** the remainder to **KATELYN BOLGIONI AND AMANDA BOLGIONI** WHO ADDRESS IS 1 SULLYS WAY, ST ALBANS, VT 05478

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration 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:

Lot 13 Block 1783, SPRING HILL, Unit 26, according to the plat thereof as recorded in Plat Book 10, Pages 77 through 85, inclusive of the Public Records of Hernando County, Florida.

Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution and is not contiguous to this homestead. Grantor's homestead address is as follows:
534 Lingerin Pine Drive NW, Issaquah, WA. 98027

Handwritten mark

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.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in the presence of

[Signature]
Witness #1 Signature

[Signature]
JOHN THOMAS COX
ANCILLARY PERSONAL
REPRESENTATIVE OF THE ESTATE
OF MILDRED J. COX

Zack Nienstedt
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Michael Shi
Witness #2 Printed Name

STATE OF ~~FLORIDA~~ Washington
COUNTY OF ~~Hernando~~ King

The foregoing instrument was acknowledged before me this 23rd day of October, 2013 by JOHN THOMAS COX, ANCILLARY PERSONAL RESPRESTIVE OF THE ESTATE OF MILDRED J. COX WHO PRODUCED DRIVER LICENSE AS IDENTIFICATION..



[Signature]
Notary Public, State of ~~Florida~~ Washington
Printed/Typed Name Yong Suk Wong
Commission Expiration 10/01/2017 Y.S.
Commission Number 145228

[Handwritten mark]