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THIS INSTRUMENT PREPARED BY AND RETURN TO:

Nicole McCormick
Southeast Title of the Suncoast, Inc.
2190 Mariner Blvd.
Spring Hill, Florida 34609

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PK

Property Appraisers Parcel Identification (Folio) Numbers: R18 222 18 4324 0000 0450

\$425,000.00

_____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

THIS WARRANTY DEED, made the **15th** day of **November, 2013** by **Michael D. Bench and Sharon A. Bench, his wife, f/k/a Sharon A. Edwards** , herein called the grantors, to **Laurie Santana** whose post office address is **11270 Warm Wind Way, Weeki Wachee, FL 34613**, hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 the State of Florida, viz.:

Lot 45, WOODLAND WATERS, PHASE 4, as per plat thereof recorded in Plat Book 32, Pages 36 - 37, 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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2013.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

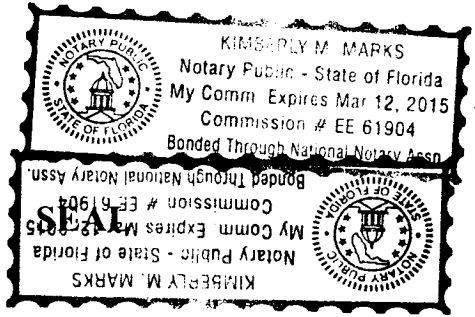
Signed, sealed and delivered in the presence of:

Quate S. Smokey
 Witness #1 Signature
Kristie L. Drinosky
 Witness #1 Printed Name
Ann [unclear]
 Witness #2 Signature
Jim [unclear]
 Witness #2 Printed Name

[Signature]
Michael D. Bench
 11356 Warm Wind Way, Weeki Wachee, FL 34613
Sharon A. Bench
Sharon A. Bench
 11356 Warm Wind Way, Weeki Wachee, FL 34613

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of November, 2013 by Michael D. Bench and Sharon A. Bench who are personally known to me or have produced *driver license* as identification.



[Signature]
 Notary Public
 Printed Notary Name