

Prepared by and return to:

Carolyn J. Kahrs

President

C.A.R.E. Title, Inc.

2625 Keystone Road, Suite One

Tarpon Springs, FL 34688

727-942-7245

File Number: 2014124

Consideration.: \$438,000.00

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Warranty Deed

This Warranty Deed made this **17th** day of **April, 2014** between **Richard Unterweger and Marion Unterweger, husband and wife** whose post office address is **12148 Masked Duck Road, Weeki Wachee, FL 34614**, grantor, and **Ari Page and Maja Page, husband and wife** whose post office address is **11123 Milgate Ct., Weeki Wachee, FL 34614**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** 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:

Lot 16, Block 322, ROYAL HIGHLANDS, UNIT NO. 5, according to the map or plat thereof as recorded in Plat Book 12, Pages 45 through 59, Public Records of Hernando County, Florida.

AND

Lot 17, Block 322, ROYAL HIGHLANDS, UNIT NO. 5, according to the map or plat thereof as recorded in Plat Book 12, Pages 45 through 59. Public Records of Hernando County, Florida.

Parcel Identification Number: R01-221-17-3340-0322-0160

The Grantors hereby warrant that the property described herein was acquired by them during their marriage and they have remained married without interruption through the date of this conveyance.

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 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 taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS AS TO BOTH:

Wendy Harnay
Witness Name: Wendy Harnay

Ansady
Witness Name: A. HARDY

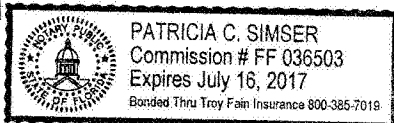
Richard Unterweger (Seal)
Richard Unterweger

Marion Unterweger (Seal)
Marion Unterweger

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 16th day of April, 2014 by Richard Unterweger and Marion Unterweger, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Patricia C. Simser
Notary Public

Printed Name: PATRICIA C. SIMSER

My Commission Expires: 7/16/2017