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Prepared by:
Barbie Allen
Wollinka-Wikle Title Insurance Agency, Inc.
13579 Linden Drive
Spring Hill, Florida 34609

File Number: SH13-159

General Warranty Deed

Made this May 16, 2014 A.D. By **NANCY E. MAXWELL, AN UNMARRIED WOMAN AND SURVIVING SPOUSE OF WILLIAM H. MAXWELL, DECEASED**, 6735 Bentley Trail, Cumming, Georgia 30040, hereinafter called the grantor, to **GERARD W. ROUSSEAU, SR.**, whose post office address is: 8238 AMISH LANE, Brooksville, Florida 34602, hereinafter called the grantee: **REN**

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 Hernando County, Florida, viz:

See Attached Schedule "A"

Grantee herein is prohibited from conveying captioned property for any Sales price for a period of 30 days from the date of this deed. After this 30 days period, Grantee are further prohibited from conveying the property for a sales price greater than \$ (120% of shorts sale price) until 90 days from the date of this deed. These restriction shall run with the land and are not personal to the Grantee,

Parcel ID Number: **R27 422 20 7081 0000 00D0**

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.

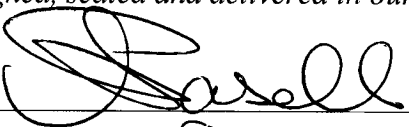
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

#1 
Witness Printed Name Samantha Pasell

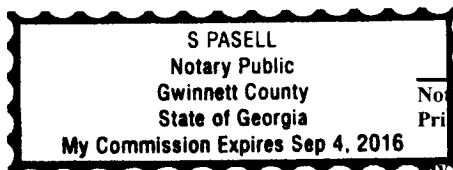
Nancy E. Maxwell (Seal)
NANCY E. MAXWELL
Address: 6735 Bentley Trail, Cumming, Georgia 30040


#2 Lorraine Paulk
Witness Printed Name LORRAINE PAULK

(Seal)
Address:

State of Georgia
County of Forsyth

The foregoing instrument was acknowledged before me this 13th day of May, 2014, by NANCY E. MAXWELL, who is/are personally known to me or who has produced DRIVER'S LICENSE as identification.




Notary Public
Print Name: Samantha Pasell
My Commission Expires: 9/4/16

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"Schedule A"

Tract D:

The Northeast 7 of the Northeast 74 of the Northwest 74 of the Northeast 74 of Section 27, Township 22 South, Range 20 East, Hernando County, Florida, LESS the South 70.00 feet of the West 30.00 feet thereof.

TOGETHER WITH an undivided interest in and to the access and utility tracts described as follows:

The South 70.00 feet of the West 30.00 feet of the Northeast bc of the Northeast bc of the Northwest bc of the Northeast bc and the South 70.00 feet of the East 30.00 feet of the Northwest bc of the Northeast bc of the Northwest bc of the Northeast bc and the West 30.00 feet of the South be of the East 72 of the East 72 of the Northwest 1/4 of the Northeast bc and the East 30.00 feet of the South 3/4 of the West 72 of the East 1/4 of the Northwest bc of the Northeast bc and the South 70.00 feet of the East 30.00 feet of the Northwest bc of the Northwest bc of the Northwest bc of the Northeast bc and the South 70.00 feet of the West 30.00 feet of the Northeast bc of the Northwest bc of the Northwest bc of the Northeast bc and the West 30.00 feet of the South be of the East 72 of the West 1/2 of the Northwest bc of the Northeast bc and the East 30.00 feet of the South be of the West 72 of the West 1/2 of the Northwest bc of the Northeast bc of Section 27, Township 22 South, Range 20 East, Hernando County, Florida.

The South 30.00 feet of the Southwest bc of the Southwest bc of the Northwest bc of the Northwest bc lying East of Mondon Hill Road and the North 30.00 feet of the Northwest bc of the Northwest bc of the Southwest bc of the Northwest bc and the North 30.00 feet and the West 60.00 feet of the Southeast bc of the Southwest bc of the Northwest bc of the Northwest bc and the South 30.00 feet and the West 60.00 feet of the Northeast bc of the Northwest bc of the Southwest bc of the Northwest bc and the South 30.00 feet and the West 60.00 feet of the South 60.00 feet of the Northeast bc of the Southwest bc of the Northwest bc of the Northwest bc and the North 30.00 feet and the West 60.00 feet of the North 60.00 feet of the Southeast bc of the Northwest bc of the Southwest bc of the Northwest bc and the South 30.00 feet of the Northwest bc of the Southeast bc of the Northwest bc of the Northwest bc and the North 30.00 feet of the Southwest bc of the Southeast bc of the Northwest bc of the Northwest bc and the South 30.00 feet of the Northwest bc of the Northeast bc of the Southwest bc of the Northwest bc and the North 30.00 feet of the Southwest bc of the Northeast bc of the Southwest bc of the Northwest bc and the South 30.00 feet of the West 70.00 feet of the Northeast bc of the Southeast bc of the Northwest bc of the Northwest bc and the North 30.00 feet of the West 70.00 feet of the Southeast bc of the

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Southeast bc of the Northwest bc of the Northwest bc and the South 30.00 feet of the West 70.00 feet of the Northeast bc of the Northeast bc of the Southwest bc of the Northwest bc and the North 30.00 feet of the West 70.00 feet of the Southeast bc of the Northeast bc of the Southwest bc of the Northwest bc and the South 60.00 feet of the East 40.00 feet of the Northwest bc of the Southwest bc of the Northwest bc of the Northwest bc and the North 60.00 feet of the East 40.00 feet of the Southwest bc of the Northwest bc of the Southwest bc of the Northwest bc, all lying and being portions of Section 27, Township 22 South, Range 20 East, Hernando County, Florida.

TOGETHER WITH an undivided interest in a horse trail easement in common with others over and across the North 10.00 feet of Tract P, being described as the Southeast bc of the Northeast bc of the Southwest bc of the Northwest bc of Section 27, Township 22 South, Range 20 East, Hernando County, Florida, LESS the North 30.00 feet of the West 70.00 feet thereof.

AND an undivided interest in a horse trail easement in common with others over and across the North 10.00 feet of the South $\frac{1}{2}$ of the North V2 of the Southeast bc of the Northwest bc of Section 27, Township 22 South, Range 20 East, Hernando County, Florida.

AND an undivided interest in horse trail easement described in OR book 1195, page 875, public records of Hernando County, Florida.