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\$23,900.00

**R** This Document Prepared by and Return to:  
Central Florida Property Mgt, Inc.  
P.O. Box 1598 Zephyrhills, FL. 33539

Parcel ID Number: R14 123 21 1290 0000 0830

**SPECIAL WARRANTY DEED**

This Indenture, made this 13TH DAY OF MAY 2014 A.D., Between Carl Moran, Trustee of the 3306 Land Trust Agreement dated 6/10/05, Grantor and TRAVIS REFFUSE & BLAINE REFFUSE, (a married couple) whose address is 3306 LAUMER RD. DADE CITY, FL.33523 hereafter called grantee.

Witnesseth that the Grantor, for and in consideration of the sum of \$10.00...ten dollars and other good and valuable consideration to Grantor in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE's heirs, successors and assigns forever, the following described land, situated, lying and being in the County of Hernando:

Legal:

**Lot 83, TALISMAN NORTH, according to the map or plat thereof recorded in Plat Book 18, Page 98, Public Records of Hernando County, Florida.**

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

Nikole Gordon  
Witness printed name: Nikole Gordon

Laurie Drury  
Witness printed name: Laurie Drury

Carl Moran  
Carl Moran, Trustee  
of the 3306 Land trust dated 6/10/05

STATE OF FLORIDA  
COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 13th day of May 2014 by Carl Moran, Trustee who is personally known to me or has produced \_\_\_\_\_ as identification.

Jean Wallace  
Printed Name  
Notary Public:

