

Prepared by and return to:

Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC.

R 112 S. Main Street
Brooksville, FL 34601-3340
352-796-7792

File Number: 2014-09987

Parcel Identification No. R22-222-19-2490-0000-0790

CONSIDERATION AMOUNT

\$44,900.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25 th day of August, 2014 between Trust No. 412 dated February 20, 2014 by Merit Capital Corporation, as Trustee, with the full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of said real property pursuant to F.S. 689.073 and F.S. 689.071 whose post office address is P.O. Box 3792, Seminole, FL 33775-3792 of the County of Pinellas, State of Florida, grantor*, and James H. Cash, a single man and Deborah J. Cash, a single woman, As Joint Tenants With Rights of Survivorship whose post office address is 412 Zoller Street, Brooksville, FL 34601 of the County of Hernando, State of Florida, grantee*,

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 79, Highland Park Addition, according to the Plat thereof, recorded in Plat Book 3, Page 8, of the Public Records of Hernando County, Florida.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as 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 our presence:

Trust No. 412 dated February 20, 2014

By: Merit Capital Corporation, a Florida Corporation, as Trustee

By: [Signature], Secretary
Daniel J Imbior, Secretary

[Signature]
Witness Name: **Beth A. Yealy**

[Signature]
Witness Name: Peggy E GARRISON

(Corporate Seal)

[Seal]

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 25th day of August, 2014 by Daniel J Imbior, Secretary of Merit Capital Corporation, a Florida Corporation, on behalf of the corporation for Trust No. 412 dated February 20, 2014. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public, State of Florida

Printed Name: **Beth A. Yealy**

My Commission Expires: 11/26/2017

