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Prepared by:

Trident Title, LLC  
501 S. Flagler Drive, Suite 201  
West Palm Beach, Florida 33401

File Number: CL14-0423

### General Warranty Deed

Made this August 22, 2014 A.D. By Jennifer McMurray n/k/a Jennifer Lochran, a married woman, joined by her husband Donald Lochran, Jr., whose address is 12347 Barrow St, Springhill, FL 34609, hereinafter called the grantor, to Jennifer Lochran, a married woman, whose post office address is 12347 Barrow St, Springhill, FL 34609, hereinafter called the grantee:

(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:

Lot 12, Block 687, SPRING HILL UNIT 11, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 67 through 73, inclusive, in the Public Records of Hernando County, Florida.

Parcel ID Number: R32 323 17 5110 0687 0120

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

**R-ENV**

TRIDENT TITLE LLC  
250 S AUSTRALIAN AVE  
STE 1107  
WEST PALM BEACH, FL 33401

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Signed, sealed and delivered in our presence:

Susan M Lakso  
Witness Printed Name Susan M Lakso

Tracy Corder  
Witness Printed Name Tracy Corder

Donald Lochran, Jr. (Seal)

Address: 12347 BARRON ST.  
SPRING HILL FL. 34609.

Jennifer Lochran f/k/a Jennifer McMurray (Seal)  
Address: 12347 Barrow St  
Spring Hill FL 34609

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 22nd day of August, 2014, by Donald Lochran, Jr. and Jennifer Lochran f/k/a Jennifer McMurray, ( ) who is/are personally known to me or (  ) who has produced drivers license as identification.

Susan M Lakso  
Notary Public  
Print Name: Susan M. Lakso  
My Commission Expires: 6-7-2018

