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CONSIDERATION: \$10.00

PREPARED BY & RETURN TO:
CARTER & CLENDENIN, P.A.
CHRISTINA KANE, ESQ.
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606
FILE NO: 1992-0581-GG/CK/SH

WARRANTY DEED

THIS INDENTURE, executed this 8th day of October, 2014, between RICHARD W. PRATT, a single man, whose address is 1510 Tomichi Drive, Franktown, CO 80116 and ANN OLIVIA ROYER, a single woman, whose address is 3647 N. 39th Street, Phoenix, AZ 85018, as GRANTOR*, and RICHARD W. PRATT and ANN OLIVIA ROYER, as joint tenants with rights of survivorship, whose address is 1510 Tomichi Drive, Franktown, CO 80116, as GRANTEE*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, 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:

Parcel #R32-323-17-5210-1439-0050 (3045 Harrow Road)
Lot 5, Block 1439, Spring Hill, Unit 21, as per plat thereof recorded in Plat Book 9,
Pages 81-96, Public Record of Hernando County, Florida.

AND

Parcel #R32-323-17-5210-1445-0150 (Harrow Road - Vacant Lot)
Lot 15, Block 1445, Spring Hill, Unit 21, as per plat thereof recorded in Plat Book
9, Pages 81-96, Public Record of Hernando County, Florida.

Subject to taxes and assessments for the year 2014 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

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

*"Grantor", "Grantee", and "Trustee" are used for singular or plural, and masculine shall include feminine, as the context requires.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Tammy L. Kissinger
Witness Signature

Richard W. Pratt
RICHARD W. PRATT

Printed: Tammy L. Kissinger

Elizabeth Spong
Witness Signature

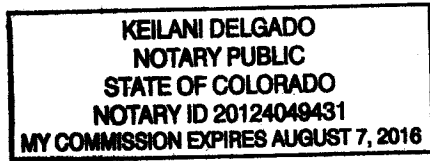
Printed: Elizabeth Spong

STATE OF Colorado

COUNTY OF Douglas

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared RICHARD W. PRATT, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. I have relied upon the following form of identification: Colorado Driver's License, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of October, 2014.



Keilani Delgado
Notary Public
Printed/Typed Name Keilani Delgado
Commission Expiration 08/07/2016
Commission Number 20124049431

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

[Signature]
ANN OLIVIA ROYER

Printed: KEVIN BUSH

[Signature]
Witness Signature

Printed: KATHLEEN PHILLIPS

STATE OF ARIZONA

COUNTY OF MARICOPA

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared ANN OLIVIA ROYER, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. I have relied upon the following form of identification: Arizona Driver's License, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of August, 2014.

[Signature]
Notary Public
Printed/Typed Name Dulce Alfaro
Commission Expiration 10/12/2017
Commission Number 327477

