

Prepared by and Return to
Jacqueline Cochran

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9735 US HWY 19
Port Richey, Florida 34668
File Number: 45632SS

R-ENV

Parcel I.D. Number: R32-323-17-5080-0464-0210
incidental to the issuance of a Title Insurance Policy

General Warranty Deed

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Made this 17th day of April, 2015 A.D. By Philip A. Graham, a single person and Michelle A. Ramos, a single person,, whose address is: 23707 Stagg St, Wst Hills CA 91304 hereinafter called the grantor, to Quick Turn Properties, LLC, a Florida limited liability company, whose post office address is: 4182 Angelica Ave, Brooksville FL 34601, 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 **Eighty One Thousand dollars & no cents, (\$81,000.00)** 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 21, Block 464, Spring Hill, Unit 8, as per plat thereof, recorded in Plat Book 8, Page 27 through 37, of the Public Records of Hernando County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

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:

REQUIRES TWO DIFFERENT WITNESSES

✓ Matthew Wood
 Witness #1 signature
 ✓ Matthew Crawford
 Witness #1 print name
 ✓ George N. Kaye
 Witness #2 signature
 ✓ George N. Kaye
 Witness #2 print name

✓ Philip A. Graham
 Philip A. Graham (Seal)

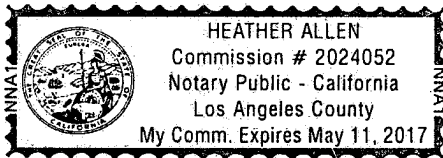
✓ Michelle A. Ramos
 Michelle A. Ramos (Seal)

State of: CALIFORNIA

✓ County of: Los Angeles

The foregoing instrument was acknowledged before me on this 15 day of April, 2015, by Philip A. Graham and Michelle A. Ramos, who has produced a drivers license as identification.

✓ Notary Seal



✓ Heather Allen
 Notary Public
 my commission expires: May 11, 2017