

Prepared by and return to:

Chantal Tuell

Sunset Title Agency, Inc.

5702 Gulfport Blvd. S., Suite 3

Gulfport, FL 33707

File Number: 1503448

Consideration: \$137,500.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 1st day of June, 2015, between Nicholas Zinno and Anne Zinno whose post office address is 53-28 64th St., Maspeth, NY 11378, grantor, and John M. Toll and Nicole L. Toll, husband and wife whose post office address is 1405 Gold Buckle Ct., Redlands, CA 92374, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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 the Hernando County, Florida, to-wit:

Lot 22, PRISTINE PLACE PHASE FIVE, a subdivision according to the plat thereof recorded at Plat Book 33, Pages 1 and 2, in the Public Records of Hernando County, Florida.

Parcel Identification Number: R15 223 18 3264 0000 0220

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTORS.

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, 2014.

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:

Witness #1 Sign: Kevin M. Papavero

Witness # 1 Print: Kevin M. Papavero

Nicholas Zinno
Nicholas Zinno

Witness #2 Sign: Alexandra Finkel

Witness #2 Print: Alexandra Finkel

Anne Zinno
Anne Zinno

STATE OF NEW YORK

COUNTY OF Queens

The foregoing instrument was acknowledged before me this 28th day of May, 2015, by Nicholas Zinno and Anne Zinno, they (☒) are personally known to me or (☒) have produced Driver License as identification.

New York State Identification Card ID # 830 983 552 - Anne Zino
Florida Drivers License ID. 2500 620 - 58 - 299 - 0 Nicholas Zino
Kevin M. Papavero

Notary Public
Printed Name: Kevin M. Papavero
My Commission Expires: 7/30/2017

KEVIN M. PAPAVERO
Notary Public, State of New York
No. 01PA8062025
Qualified in Queens County
Commission Expires 07/30/2017