

Return to:
North American Title Company
5172 Mariner Blvd.
Spring Hill, FL 34609

This Instrument Prepared
under the supervision of:

Mark J. Loterstein, Esq.
North American Title Company
5172 Mariner Blvd.
Spring Hill, FL 34609

Property Appraisers Parcel Identification (Folio) No.:
R21 223 17 6081 0000 0330

Our File No.: 11618-15-01723

WARRANTY DEED

This Warranty Deed made this 8th day of December, 2015 by Maureen D. Fass, an unmarried woman, individually and as the sole remaining Trustee of The Fass Family Revocable Trust Agreement dated March 12, 1999, whose mailing address is The Arbors, Apt 210, 550 Warren Avenue, Spring Lake Heights, NJ 07762, hereinafter called the grantor(s), to Michael A. Daniel and Sharon E. Daniel husband and wife, whose post office address is 2240 Danwood Drive , Spring Hill, FL 34606, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 33, Timber Pines Tract 8 Unit 1, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 25 through 28, inclusive, 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 2016 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

Lisa Hensley
First Witness Signature

Lisa Hensley
Printed Signature

Margaret Young
Second Witness Signature

MARGARET YOUNG
Printed Signature

State of Florida

County of Hernando

The Fass Family Revocable Trust Agreement dated
March 12, 1999

BY: Maureen D. Fass
Maureen D. Fass
Trustee

The foregoing instrument was acknowledged before me this 8th day of December, 2015 by Maureen D. Fass, the
Trustee of The Fass Family Revocable Trust Agreement dated March 12, 1999, who has produced
Drivers License as Identification or is personally known to me to be the persons therein.

Lisa Hensley
Notary Public, State of Florida

