Instr #2015069767 BK: 3314 PG: 256, Filed & Recorded: 12/10/2015 11:40 AM CVG Deputy Clk, #Pgs:2 Don Barbee Jr,Clerk of the Circuit Court Hernando CO FL Rec Fees: \$18.50 Deed Doc Stamp: \$805.00

NOTE: SOME ENTRIES ARE OF POOR QUALITY AND MAY NOT BE LEGIBLE.

7/3

Prepared by: Melissa Toscano Infinity Abstract & Title, LLC 3812 Gunn Highway Tampa, Florida 33618



File Number: 151003

Sales Price: \$115,000.00

## General Warranty Deed

Made this November 2nd, A.D. By Thomas Martino, as Trustee under that certain Land Trust dated 10/5/2015 and numbered 3082, whose address is: 2018 E. 7th Ave. Tampa, Fl 33605, hereinafter called the grantor, to T&K Shaurette, Inc. a Florida Corporation, whose post office address is: 900 PINELLAS BAYWAY S. #213 TIERRA VERDE, FL 33715, 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 4, Block 879, Spring Hill Unit 13, according to the plat thereof as recorded in Plat Book 8, Pages 84 through 100, inclusive, of the Public Records of Hernando County, Florida.

Parcel ID Number: R32 323 17 5130 0879 0040

\*Said Property is not the Homestead of the Grantor

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.

BK: 3314 PG: 257

Prepared by: Melissa Toscano Infinity Abstract & Title, LLC 3812 Gunn Highway Tampa, Florida 33618

File Number: 151003

Sales Price: \$115,000.00

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:	
WILLIAM DIGHT LYTHE	(Seal) nomas Martino, Trustee dress:
Witness Print Name  Darbare Isola	(SeaI)
Witness Sign Name  Ad  Witness Print Name  Ad  Ad  Ad  Ad  Ad  Ad  Ad  Ad  Ad  A	dress:
State of Florida County of Hillsborough	
The foregoing instrument was acknowledged before me this 2nd day known to me or who has produced	
BARBARA D. PESOLA MY COMMISSION #FF088546 EXPIRES February 2, 2018 FloridaNotaryService.com	My Commission Expires: 43/30/8