

213

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

RENV

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 anyway 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.

