

3/1603077  
THIS INSTRUMENT PREPARED BY AND RETURN TO:

**L. Leigh Heckman**  
Southeast Title of the Suncoast, Inc.  
2190 Mariner Boulevard  
Spring Hill, Florida 34609  
1603077

Property Appraisers Parcel Identification (Folio) Numbers: R21 223 17 6021 0000 1100

\$88,200.00

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18 day of April, 2016 by Jane F. Hood, a single woman and James F. Hood and Melissa J. Hood, husband and wife, herein called the grantors, to Alexander Torres, a single man whose post office address is 11248 Fool Duck Ave., Weeki Wachee, FL 34613 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)*

**W I T N E S S E T H:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 the State of Florida, viz.:

**Lot 110, TIMBER PINES, TRACT 2, UNIT 1, as per plat thereof recorded in Plat Book 18, Pages 56 - 58, Public Records of Hernando County, Florida.**

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2015.

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

Signed, sealed and delivered in the presence of:

Sarah Mamo  
Witness #1 Signature  
Sarah Mamo  
Witness #1 Printed Name  
Leigh Heckman  
Witness #2 Signature  
Leigh Heckman  
Witness #2 Printed Name

Jane F. Hood  
Jane F. Hood  
6165 Shinnecock Court  
Spring Hill, FL 34606

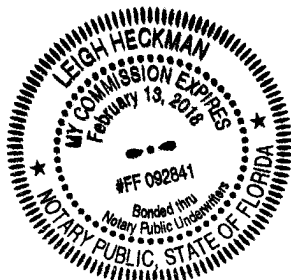
STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2016 by Jane F. Hood who is personally known to me or has produced her driver's license as identification.

SEAL

Leigh Heckman  
Notary Public  
Printed Notary Name

File No.: 1603077



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

Signed, sealed and delivered in the presence of:

Ronald E Darlington 4-18-2016  
 Witness #1 Signature  
RONALD E DARLINGTON  
 Witness #1 Printed Name

[Signature] 4-18-16  
 Witness #2 Signature  
RICHARD OGRADY  
 Witness #2 Printed Name

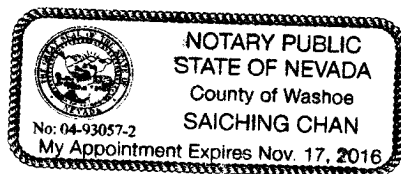
James F Hood  
 James F. Hood

Melissa J. Hood  
 Melissa J. Hood  
 55 Muir Deer Drive  
 Reno, NV 89523

STATE OF NV  
 COUNTY OF Washoe

The foregoing instrument was acknowledged before me this 18th day of April, 2016 by James F. Hood and Melissa J. Hood who are personally known to me or have produced NV Drivers License as identification.

SEAL



[Signature]  
 Notary Public  
SAICHING CHAN  
 Printed Notary Name

File No.: 1603077