

Prepared by:
Nicole McCormick
Tropic Title Services
3439 Deltona Blvd.
Spring Hill, Florida 34606



File Number: 16-0081

Sales Price: **\$65,000.00**

2/4

General Warranty Deed

Made this April 28, 2016 A.D. By **Tilmon J. Lockard and Carole E. Lockard, husband and wife**, whose address is: 4976 Washington Street, Wayne MI 48184 hereinafter called the grantor, to **Shirley A. Faubert and John H. Faubert, wife and husband**, whose post office address is: 14166 Edmonds Street, Brooksville, Florida 34613, 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 12, Block 17, BROOKRIDGE COMMUNITY - UNIT SIX, according to the plat thereof recorded in Plat Book 16, Pages 51 through 54, inclusive, Public Records of Hernando County, Florida.

Less and Except that portion described in Official Records Book 519, Page 705. Said portion being described as follows:

Commence at the Southeasterly corner of said Lot No. 12 and run South 89 degrees 21' 22" West for 30.90 feet for a point of beginning; thence continue South 89 degrees 21' 22" West for 42.00 feet; thence North 60 degrees 38' 38" West for 6.49 feet; thence North 5 degrees 37' 21" East for 4.00 feet; thence South 81 degrees 56' 24" East for 47.73 feet to the Point of Beginning.

Together with that certain 1982 PALM Doublewide mobile home bearing the Identification numbers 17177A & 17177B, as part of the Real Property herein conveyed.

Parcel ID Number: **R27 222 18 1476 0170 0120**

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, 2015.


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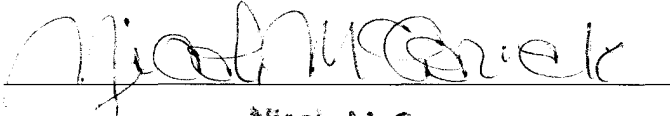
Sales Price: **\$65,000.00**

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:



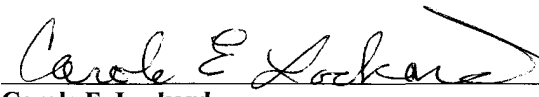
Witness Printed Name NORBERT HAWKINS



Witness Printed Name Nicole McCormick



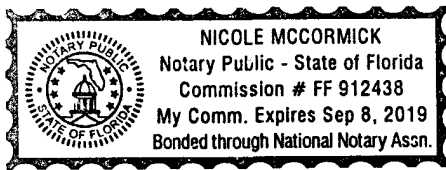
Tilmon J. Lockard (Seal)

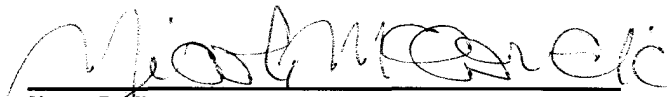


Carole E. Lockard (Seal)

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 27th day of April, 2016, by Tilmon J. Lockard and Carole E. Lockard, husband and wife, who is/are personally known to me or who has produced Drivers Licenses as identification.





Notary Public
Print Name: Nicole McCormick
My Commission Expires: _____