

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.:
R29 222 18 2520 0220 0160

Our File No.: 11618-16-02284

WARRANTY DEED

This Warranty Deed made this 16th day of May, 2016 by Robert Fuchs, a married man joined by his spouse Robin Fuchs, whose mailing address is 2550 State Road 580 lot 273, Clearwater, FL 33761, and Maria Lanfranchi, a married woman, whose mailing address is: 1445 Club Drive, Tarpon Springs, Florida 34689, hereinafter called the grantor(s), to Jerry Searles and Lillye Searles, husband and wife, whose post office address is 7301 First Circle Drive, Brooksville, 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)

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 16, Block 22, High Point Mobile Home Subdivision Unit Three, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 29, of the Public Records of Hernando County, Florida. Together with that certain Parkway Mobile Home ID#P23524S12551A & B.

The property described herein does not constitute the homestead property of the Grantor nor is it contiguous as to the homestead of any member of his Family pursuant to Florida Statute.

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:

[Signature]
First Witness Signature

Victoria Hudson
Printed Signature

[Signature]
Second Witness Signature

PATTI SLAUGHTER
Printed Signature

[Signature]
Robert Fuchs

[Signature]
Robin Fuchs

[Signature]
Maria Lanfranchi

[Signature]
First Witness Signature for Maria Lanfranchi

Victoria Hudson
Printed Signature


[Signature]
Second Witness Signature for Maria Lanfranchi

PATTI SLAUGHTER
Printed Signature

State of Florida

County of Hernando

The foregoing instrument was acknowledged before me this 16th day of May, 2016 by Robert Fuchs and Robin Fuchs, who has produced GDIA D.I.L. as Identification or is personally known to me to be the persons therein.

 VICTORIA HUDSON
MY COMMISSION # FF 911326
EXPIRES: August 19, 2019
Bonded Thru Budget Notary Services


[Signature]
Notary Public, State of Florida

My commission expires:

The foregoing instrument was acknowledged before me this 16th day of May, 2016 by Maria Lanfranchi, who has produced GDIA D.I.L. as Identification or is personally known to me to be the persons therein.

[Signature]
Notary Public, State of Florida

My commission expires:

 VICTORIA HUDSON
MY COMMISSION # FF 911326
EXPIRES: August 19, 2019
Bonded Thru Budget Notary Services