

After Recording Return To:

David Eppley  
Gulf Coast Title Co., Inc.  
111 N. Main St.  
Brooksville, FL 34601

This Instrument Prepared by:

David Eppley  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

R01 223 18 3130 0000 0840

File No.: 16053800

## WARRANTY DEED

**This Warranty Deed**, made the 22nd day of June, 2016, by **Carmen Cassidy**, a single person, hereinafter called the grantor, whose post office address is: 16183 Sandusky Street, Brooksville, FL 34604, to **Carmen Hernandez**, whose post office address is: 5232 Californina Street, Brooksville, FL 34604, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$45,000.00 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 Hernando County, Florida, to wit:

The South 1/2 of Lot 84, POTTERFIELD GARDEN ACRES SECTION JJ, Section 1, Township 23 South, Range 18 East, according to the Plat thereof, as recorded in Plat Book 5, Pages 60 through 62 inclusive, of the Public Records of Hernando County, Florida.

TOGETHER WITH that certain 2001 WINN Mobile Home FL ID#8D610772NA & FL ID#8D610772NB, located thereon.

The property is the homestead of the Grantor(s).

**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 2015, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature:

Printed Name:

Tricia S. Wardlaw

Carmen Cassidy

Witness Signature:

Printed Name:

DAVID EPPLEY

State of Florida

County of Hernando

The foregoing instrument was acknowledged before me this 22nd day of June, 2016 by Carmen Cassidy, a single person who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires:

1/9/2018

Notary Public Signature:

Printed Name:

Serial Number

DAVID EPPLEY

