

Prepared By and Return To:

Capstone Title, LLC
Attn: Diane Helvey
3126 Little Road
Trinity, FL 34655

Order No.: 704-16-107

Property Appraiser's Parcel I.D. (folio) Number:
R08 223 19 2433 0000 0280

WARRANTY DEED

THIS WARRANTY DEED dated June 30, 2016, by David R. Miller and Patricia L. Miller, husband and wife, whose post office address is 9411 Fox Hollow Lane, Weeki, Weeki, FL 34613, Florida 34613 (the "Grantor"), to Laura Cupo, whose post office address is 4233 Caskie Pl., Brooksville, Florida, 34604 (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, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Hernando, State of Florida, viz:

Lot 280, Hernando Oaks Phase Two, according to the map or plat thereof, as recorded in Plat Book 36, Page(s) 10, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

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

Signed, sealed and delivered in presence of:

David R. Miller

David R. Miller

Patricia L. Miller

Patricia L. Miller

Susan McCarrogher

Witness Signature

Susan McCarrogher

Printed Name of First Witness

Marlana Posavec

Witness Signature

Marlana Posavec

Printed Name of Second Witness

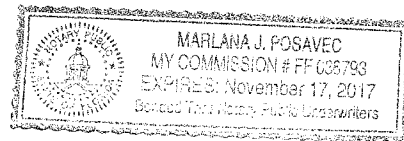
STATE OF FLORIDA

PASCO
COUNTY OF ~~HERNANDO~~

I, Marlana J. Posavec, a Notary Public for the County of PASCO and State of Florida, do hereby certify that David R. Miller and Patricia L. Miller, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of June, 2016.

Marlana Posavec
Notary Public



My Commission Expires:

(SEAL)