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THIS INSTRUMENT PREPARED BY AND RETURN TO:

Leigh Heckman  
Southeast Title of the Suncoast, Inc.  
2190 Mariner Boulevard  
Spring Hill, Florida 34609  
1605021

Property Appraisers Parcel Identification (Folio) Numbers: R14 223 18 3595 0000 2430

\$167,900.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of June, 2016 by Deborah F. Joseph and Terry T. Fratus, Jr., a single man, each to an undivided 1/2 interest and John Mamo, Court-Appointed Special Magistrate, pursuant to (Hernando County, Florida, Court Case 15-CP000022) , herein called the grantors, to Tricia Allen, a single woman and David Monzon, a single man, joint tenants with full rights of survivorship and not as tenants in common, whose post office address is 15286 Alba Dr, Brooksville, FL 34604, hereinafter called the Grantees:

*(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 243, SPRINGWOOD ESTATES, UNIT III, PHASE 2, as per plat thereof recorded in Plat Book 33, Pages 14 - 15, Public Records of Hernando County, Florida.**

**GRANTOR, Deborah F. Joseph, warrants and represents that the foregoing property does not constitute her homestead or any part thereof, nor does it lie adjacent thereto**

**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 grantees 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;

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:

Lesley Moylan  
Witness #1 Signature

Lesley Moylan  
Witness #1 Printed Name

Vera L. Huckaby  
Witness #2 Signature

Vera L. Huckaby  
Witness #2 Printed Name

John Mamo  
John Mamo as Court-Appointed Special Magistrate

3375 Sheepshead Dr.  
Hernando Beach, FL 34607

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2016 by John Mamo who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



CINDY A. BUDAY  
MY COMMISSION # FF 911529  
EXPIRES: September 8, 2019  
Bonded Thru Budget Notary Services

Cindy A. Buday  
Notary Public  
CINDY A. BUDAY  
Printed Notary Name

File No.:1605021

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

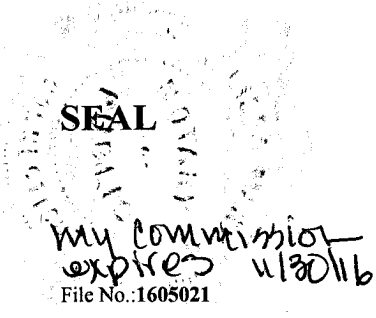
Signed, sealed and delivered in the presence of:

McQuinn  
 Witness #1 Signature  
Melissa Mary  
 Witness #1 Printed Name  
Lisa Badgley  
 Witness #2 Signature  
Lisa Badgley  
 Witness #2 Printed Name

Deborah F. Joseph  
 Deborah F. Joseph  
 15 Meadow Ridge  
 Avon, CT 06001

STATE OF Connecticut  
 COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 7th day of July, 2016 by Deborah F. Joseph who is personally known to me or has produced W. Transport A. License as identification.



McQuinn  
 Notary Public  
Melissa Mary  
 Printed Notary Name

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

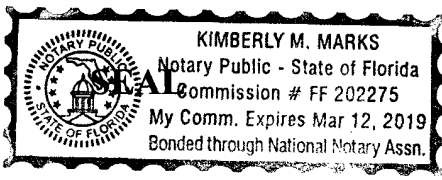
Signed, sealed and delivered in the presence of:

Kimberly M. Marks  
 Witness #1 Signature  
Kimberly M. Marks  
 Witness #1 Printed Name  
Lindsay Borowski  
 Witness #2 Signature  
Lindsay Borowski  
 Witness #2 Printed Name

Terry T. Fratus, Jr.  
 Terry T. Fratus, Jr.  
 15286 Alba Dr, Brooksville, FL 34604

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2016 by Terry T. Fratus, Jr. who are personally known to me or have produced drivers license as identification.



Kimberly M. Marks  
 Notary Public  
 Printed Notary Name