

Rec 10.00
PLS 1165.50
\$1175.50

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 166,500.00

Return to:
This instrument was prepared incidental to the writing of a title insurance policy
Audra Chandler
Southern Security Title Services
13117 Spring Hill Drive, Spring Hill Fl 34609

Parcel ID Number: R08 223 19 2433 0000 0277

Warranty Deed

This Indenture, Made this 15th day of November, 2016 A.D., Between Debra Bence, a single person

of the County of Hernando, State of Florida, grantor, and Joseph E. Snavelly and Marc S. Fedroff, a married couple

whose address is: 4259 Caskie Place, Brooksville, FL 34604

of the County of Hernando, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Hernando State of Florida to wit:
Lot 277, Hernando Oaks Phase Two, according to the Plat thereof, recorded in Plat Book 36, Page(s) 10 through 12, inclusive, of the Public Records of Hernando County, Florida.

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Audra Chandler
Witness

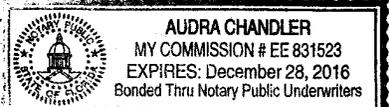
[Signature] (Seal)
Printed Name: Debra Bence
P.O. Address: 4259 Caskie Place, Brooksville, FL 34604

[Signature]
Printed Name: Suzie Fultz
Witness

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 15th day of November, 2016 by Debra Bence, a single person

who is personally known to me or who has produced her Florida driver's license as identification.



[Signature]
Printed Name: Audra Chandler
Notary Public
My Commission Expires: 12-28-16