

Consideration: \$ 375,000.00



THIS INSTRUMENT PREPARED BY AND RETURN TO:

DAVID R. CARTER
CARTER, CLENDENIN & FOREMAN, PLLC
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606



Property Appraisers Parcel Identification (Folio) Numbers: R16-223-17-3810-0010-0050

Florida Documentary Stamps in the amount of \$2,625.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 28th day of April, 2017 by David Charles Corporation, a Florida Profit Corporation, whose post office address is 5254 Sandra Drive, Weeki Wachee, FL 34607, herein called the Grantor, to Mario Anzalone* and Karen Martinelli*, whose post office address is 4377 Commercial Way, Spring Hill, FL 34606, hereinafter called the Grantees: *a married man **a single woman
(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 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 HERNANDO County, State of Florida, viz.:

See attached Legal Description "Exhibit A"

*Grantor hereby certifies that the above described property is not their constitutional homestead as made and provided by the laws of the State of Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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:

Witness #1 Signature

Danette McConnell

Witness #1 Printed Name

Witness #2 Signature

Christine Lehouillier

Witness #2 Printed Name

David Charles Corporation, a Florida Profit Corporation

By:
Joyce P. Brooks, President

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 28th day of April, 2017 by Joyce P. Brooks, President of David Charles Corporation, a Florida Profit Corporation who has produced Florida License as identification.

SEAL

My Commission Expires:

Notary Signature

Danette McConnell

Printed Notary Signature

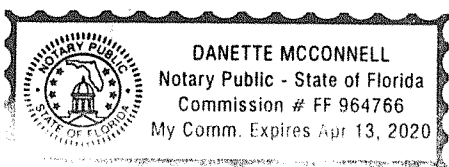


EXHIBIT "A"

Lots 5 and 6, and a portion of Lot 7, Block 1, of the recorded plat of Weekie Wachee Acres, Unit 1, as recorded in Plat Book 6 Page 39, of the Public Records of Hernando County, Florida and more particularly described as follows:

Commencing at the Southwest corner of Section 7, Township 23, South, Range 17 East; run thence North 89° 28' 11" East, along the South line of said Section 17, a distance of 1316.070 feet to the West line of the aforementioned plat; thence run Northerly along the West plat line a distance of 162.15 feet more or less to the most Southerly corner of Lot 7, Block 1; thence run Northeasterly along the Southwest line of Lot 7, Block 1, a distance of 236.37 feet more or less to the Point of Beginning, said point being 50.00 feet Northeasterly from the Southwest corner of Lot 5, Block 1; thence continue Northeasterly along the lot line between Lot 5 and Lot 6, Block 1 and Lot 7, Block 1, for a distance of 150.00 feet to the Southerly right-of-way of Sealawn Drive (a 50' street); thence run Westerly along said Southerly right-of-way of Sealawn Drive for a distance of 25.80 feet to a point; thence run Southwesterly and parallel to the Easterly line of line of Lot 7, Block 1 for a distance of 133.83 feet to a point; thence run Southeasterly a distance of 20.11 feet to the Point of Beginning.

LESS a portion of Lot 5, Block 1 of the recorded plat of Weekie Wachee Acres, Unit 1, as recorded in Plat Book 6 Page 39, of the Public Records of Hernando County, Florida being more particularly described as follows:

Less a portion of Lot 5, Block 1 of the recorded plat of Weekie Wachee Acres, Unit 1, as recorded in Plat Book 6, Page 39, of the Public Records of Hernando County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 16, Township 23 South, Range 17 East; run thence North 89° 28' 11" along the South line of said section a distance of 1316.07 feet to the West line of the aforementioned record plat; thence run Northerly along said West line 162.15 feet more or less to the most Southerly corner of Lot 7, Block 1; thence run Northeasterly along the rear line of Lot 7, a distance of 186.37 feet more or less to the Point of Beginning, said point being the Southwest corner of Lot 5; thence continue Northeasterly along said rear line a distance of 50.00 feet; thence run Southeasterly and perpendicular to said rear line a distance of 62.16 feet to the South line of Lot 5; thence run West along said South line a distance of 79.78 feet to the Point of Beginning.