

THIS INSTRUMENT PREPARED BY AND RETURN TO:

R
Leigh Heckman
Southeast Title of the Suncoast
2190 Mariner Boulevard
Spring Hill, Florida 34609
1706062

Property Appraisers Parcel Identification (Folio) Numbers: R27 222 18 1474 0580 0020

\$70,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 16th day of June, 2017 by **Edward M. Vandetti, a married man**, herein called the grantor, to **Michael Rampanelli and BetteAnn Rampanelli, husband and wife**, whose post office address is **9758 Scepter Avenue, Brooksville, FL 34613**, 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 grantor, 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 2, Block 58, BROOKRIDGE COMMUNITY, UNIT 4, as per plat thereof recorded in Plat Book 16, Pages 14 - 21, Public Records of Hernando County, Florida.

TOGETHER with that certain 1990 PALM Doublewide Mobile Home bearing ID#23630625AZ and 23630625BZ

GRANTOR warrants and represents that the foregoing property does not constitute his homestead or any part thereof, nor does it lie adjacent thereto

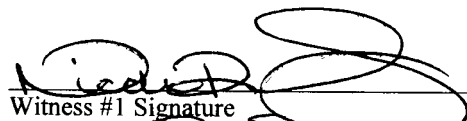
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

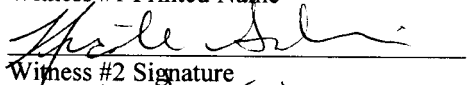
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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

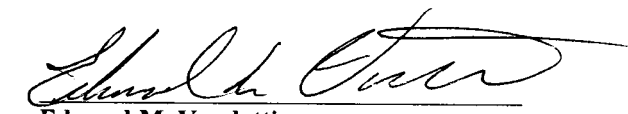
Signed, sealed and delivered in the presence of:


Witness #1 Signature

Nicole R. Short
Witness #1 Printed Name


Witness #2 Signature

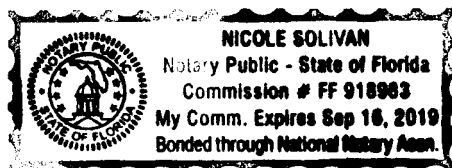
Nicole Solivan
Witness #2 Printed Name

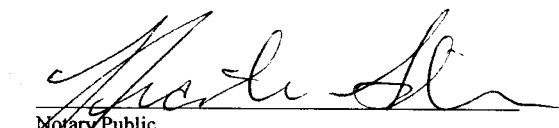

Edward M. Vandetti
7311 Nightwalker Rd.
Brooksville, FL 34613

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16th day of June, 2017 by Edward M. Vandetti who is personally known to me or has produced Driver's Lic as identification.

SEAL




Notary Public
Nicole Solivan
Printed Notary Name

File No.: 1706062