

Prepared by:
David T. Foster
Homes & Land Title Services of Hernando, Inc.
4131 Mariner Boulevard
Spring Hill, Florida 34609
File Number: HL-17-3723

CONSIDERATION - \$135,500.00

General Warranty Deed

Made this January 8, 2018 A.D. By **John F. Sapone and Christine Sapone, husband and wife**, whose address is: 1246 Venetia Drive, Spring Hill, Florida, 34608, hereinafter called the grantor, to **James Alan Hutchinson, a married man**, whose post office address is: 1453 Meadow Lark Road, Spring Hill, Florida, 34608, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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 situated in Hernando County, Florida, viz:

Lot 6, Block 312, Spring Hill Unit 7, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 11 through 24, inclusive, of the Public Records of Hernando County, Florida.

Parcel ID Number: R32 323 17 5070 0312 0060

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 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, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cynthia M Woodard
Witness 1 Signature
Witness 1 Printed Name Cynthia M Woodard

David T Foster
Witness 2 Signature
Witness 2 Printed Name DAVID T. FOSTER

John F. Sapone (Seal)
John F. Sapone
Address: 1246 Venetia Drive, Spring Hill, Florida 34608

Christine Sapone (Seal)
Christine Sapone
Address: 1246 Venetia Drive, Spring Hill, Florida 34608

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me on this January 8, 2018, by John F. Sapone and Christine Sapone, who have/has produced government issued photo identification, or who is/are personally known to me.

NOTARY PUBLIC
STATE OF FLORIDA
DAVID T. FOSTER
MY COMMISSION # FF 974093
EXPIRES: June 3, 2020
Bonded Thru Budget Notary Services

David T Foster
Notary Public
Print Name: DAVID T. FOSTER
My Commission Expires: 6/3/20