

Prepared by: <sup>3/3</sup>  
**Nicole McCormick**  
**Tropic Title Services**  
3439 Deltona Blvd.  
Spring Hill, Florida 34606

**R**

File Number: **18-H-0146**

**Sales Price: \$225,000.00**

## **General Warranty Deed**

Made this **May 8, 2018** A.D. By **Hanna Ursula Lewis, an unmarried woman,**  
whose address is: **7533 Council Rock Road, Roseville, California 95747,**  
hereinafter called the grantor,  
to  
**Stephen Forcade and Charlotte Forcade, husband and wife,**  
whose post office address is: **5047 Heavenly Court, Spring Hill, Florida 34607-2442,**  
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 situate in Hernando County, Florida, viz:

Lot 142, Regency Oaks Unit Two, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 6 through 9, inclusive, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R10 223 17 3243 0000 1420**

**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.

Prepared by:  
**Cheryl Fleckenstein**  
**Tropic Title Services**  
3439 Deltona Blvd.  
Spring Hill, Florida 34606

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**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:*

Yvette R Lee  
Witness Printed Name Yvette R Lee

David B Lee  
Witness Printed Name David B Lee

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of **May, 2018**, by **Hanna Ursula Lewis**, an unmarried woman, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

**SEE ATTACHED NOTORIAL  
CERTIFICATE**

Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(SEAL)

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

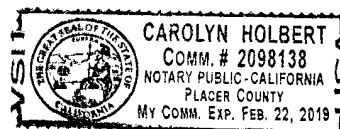
County of PLACER }

On 25-07-2018 before me, CAROLYN HOLBERT,  
(Here insert name and title of the officer)  
 personally appeared HANNA ZETSKULA LEWIS,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose  
 name(s) is/are subscribed to the within instrument and acknowledged to me that  
 he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
 his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
 which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carolyn Holbert  
 Notary Public Signature (Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

General Warranty  
(Title or description of attached document)

Deed  
(Title or description of attached document continued)

Number of Pages 2 + 1050 Cert. Document Date 5-7-18

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☒ Other Seller

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.