

Prepared by:

**Michael E. Hubbard**  
**1st Affiliated Title Services, Inc.**  
**9020 Rancho Del Rio Dr. Suite 101**  
**New Port Richey, FL 34655**  
**727-372-1555**

File Number: **A18-4072**

Return to:

**Randle C. Sturgill and Kristi L. Sturgill**  
**3516 Albritton Dr.**  
**New Port Richey, FL 34655**

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## Warranty Deed

**This Warranty Deed** made this **10th** day of **August, 2018** between **Mickey Hobby, a single man** whose post office address is **5320 Circle Dr., Weeki Wachee, FL 34607-1405**, grantor, and **Randle C. Sturgill and Kristi L. Sturgill, husband and wife** whose post office address is **3516 Albritton Dr., New Port Richey, FL 34655**, grantee **R-ENV**

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

**Lot 117, Weekiwachee Gardens Unit 3, according to the map or plat thereof as recorded in Plat Book 6, Page 47, Public Records of Hernando County, Florida.**

**Together with that certain 1974 Budd Singlewide Manufactured Home ID # 04612188H.**

**Parcel Identification Number: R32-222-17-3950-0000-1170**

**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: William Ransay

[Signature]  
Witness Name: MICHAEL E HUBBARD

[Signature] (Seal)  
Mickey H. Hobby

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 10th day of August, 2018 by Mickey H. Hobby, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

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

