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THIS INSTRUMENT PREPARED BY AND RETURN TO:  
LISA A. WILLIAMS  
All Performance Title LLC  
10151 CORTEZ BLVD  
BROOKSVILLE, FL 34613  
Property Appraisers Parcel Identification (Folio) Numbers: R32 323 17 5050 0229 0280  
CONSIDERATION \$172,550.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

## CORPORATE WARRANTY DEED

**THIS WARRANTY DEED**, made the 24th day of August, 2018 by HARTLAND HOMES, INC., A FLORIDA CORPORATION, 2955 LANDOVER BLVD, SPRING HILL, FL 34608, herein called the grantor, to CHRISTINA COBEN and DAVID B. COBEN, WIFE AND HUSBAND, whose post office address is 5653 CACTUS CIRCLE, SPRING HILL, FL 34606, 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 HERNANDO County, State of Florida, viz.:

LOT 28, BLOCK 229, SPRING HILL, UNIT 5, as per plat thereof recorded in Plat Book 7, Pages 96-107, Public Records of HERNANDO County, Florida.

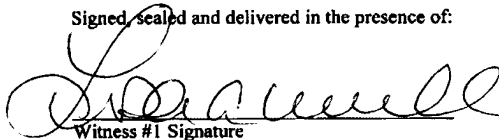
Subject to easements, restrictions and reservations of record and to taxes for the year 2018 and thereafter.

Being the same property as transferred to the grantors in O.R. Book 3178, Page 179, of said public records.

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, 2017.

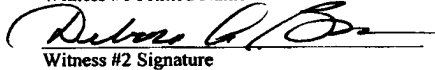
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness #1 Signature

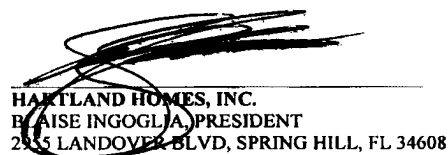
LISA A. WILLIAMS

Witness #1 Printed Name

  
Witness #2 Signature

DEBORA A. BROWN


Witness #2 Printed Name

  
HARTLAND HOMES, INC.  
BLAISE INGOGLIA, PRESIDENT  
2955 LANDOVER BLVD, SPRING HILL, FL 34608

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 24th day of August, 2018 by BLAISE INGOGLIA, PRESIDENT OF HARTLAND HOMES, INC. Who are/is personally known to me or has produced as identification.

SEAL

  
Notary Signature  
LISA A. WILLIAMS

My Commission Expires:

Printed Notary Signature

File No.: 18173

