

Prepared by:
Wendy Cortalano
Precision Title of the Suncoast, Inc.
5975 S. Suncoast Blvd.
Homosassa, Florida 34446

File Number: 2019-0043

\$110000.00

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General Warranty Deed

Made this March 15, 2019 A.D. By **James E. Kane and Carol A Kane, husband and wife**, 12293 Hallmark Ave, Brooksville, Florida 34613, hereinafter called the grantor, to **William D. Ecklund and Kathleen F Ecklund, husband and wife**, whose post office address is: 14 Maple Gate RR3 Brechin Ontario Canada L0K 180, , 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:

See Attached Exhibit "A" for complete Legal Description

Parcel ID Number: **R29-222-18-2530-0360-0390**

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, 2019.

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:

Connie Petty
Signature of Witness #1
Witness #1 Printed Name **Connie Petty**

James E. Kane (Seal)
James E. Kane
Address:

Stephanie A. Rotundo
Signature of Witness #2
Witness #2 Printed Name **Stephanie A Rotundo**

Carol A Kane (Seal)
Carol A Kane
Address:

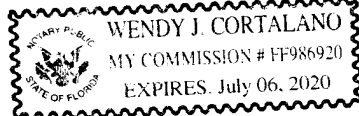
State of FL

Address:

County of Hernando

The foregoing instrument was acknowledged before me this 15 day of March, 2019, by James E. Kane and Carol A Kane, husband and wife, who is/are personally known to me or who has produced Driver's License as identification.

NOTARY SEAL



Wendy J. Cortalano
Notary Public
Print Name: **Wendy J. Cortalano**
My Commission Expires: 7-6-2020

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EXHIBIT "A"

Lot 39, Block 36, HIGH POINT MOBILE HOME SUBDIVISION, UNIT 4, according to the map or plat thereof, as recorded in Plat Book 12, Pages 63-66, of the Public Records of Hernando County, Florida