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Prepared By and Return to:
Nicole McCormick
Republic Land and Title, Inc.
3391 Mariner Blvd.
Spring Hill, Florida 34609
File Number: 20-0637 OR

\$410,000.00

Warranty Deed

Made this August 7, 2020 A.D. By **JUDITH A. BOICE and JOAN M. CARBONI, a married couple**, whose address is: 3955 FOUNDERS CLUB DRIVE, Sarasota, Florida 34240, hereinafter called the grantor, to **LOUIS COX and KATHRYN COX, husband and wife**, whose address is: 1710 W. WILSHIRE BLVD., Oklahoma City, Oklahoma 73116, 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 44, SILVERTHORN, PHASE 2B, according to plat thereof as recorded in Plat Book 31, Page 21, of the Public Records of Hernando County, Florida.

Parcel ID Number: **1345592**

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.

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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:

Joann Ball
Witness Printed Name **Joann Ball**

JUDITH A. BOICE (Seal)
Address: 3955 FOUNDERS CLUB DRIVE, Sarasota, Florida
34240

Nicole McCormick
Witness Printed Name **Nicole McCormick**

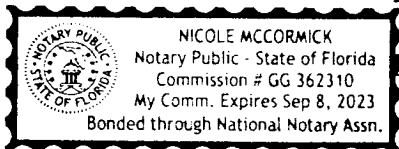
Joan M. Carboni (Seal)
Address: 3955 FOUNDERS CLUB DRIVE, Sarasota, Florida
34240

State of FL
County of HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this August 7, 2020, by JUDITH A. BOICE and JOAN M. CARBONI, who is/are personally known to me or who has produced Driver's License as identification.

Notary Seal

Nicole McCormick
Notary Public
Print Name: **Nicole McCormick**



My Commission Expires: _____