

Prepared by and Return to:
Barbie Allen
Bay Breeze Title Agency, Inc.
6123 Deltona Blvd.
Spring Hill, Florida 34606

R

File Number: 09-0116

Sales Price: \$140,000.00

2009056477
ROBIN 2692/1388

OFFICIAL RECORDS
BK: 2692 PG: 1388

LT1-2-2009056477-1

LT2-2692-1388-1

10/20/2009 12:50PM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 980.00
10/20/2009 Deputy Clk

General Warranty Deed

Made this October 16, 2009 A.D. By **Brunilda Tranchita, an unmarried woman**, hereinafter called the grantor, to **David Stuebner and Lisa Stuebner, husband and wife**, whose post office address is: 338 S Sterley Street, Shillington, PA 19607, 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 16, Block 386 of SPRING HILL UNIT 7, according to the Plat thereof as recorded in Plat Book 8, Page(s) 11-24, of the Public Records of Hernando County, Florida.

Parcel ID Number: **R32 323 17 5070 0386 0160**

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, 2008.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

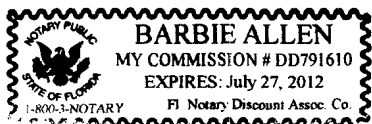
Signed, sealed and delivered in our presence:

Bobbi Glenn
Witness Printed Name Bobbi Glenn

Barbie Allen
Witness Printed Name Barbie Allen

State of FLORIDA
County of HERNANDO

The foregoing instrument was acknowledged before me this 16th day of October, 2009, by Brunilda Tranchita, who is/are personally known to me or who has produced Drivers License as identification.



Brunilda Tranchita (Seal)
Address:

Address:

Barbie Allen
Notary Public
Print Name: _____
My Commission Expires: _____