

Prepared by and return to:

JoAnn E. Perry
412 South Main Street
Brooksville, Florida 34601

17,500⁰⁰

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of January, 2012 between Cortez Investments Group, Inc., B & B Land TRUST whose post office address is 412 South Main Street, Brooksville of the County of Hernando State of FLorida, grantor*, and Donald Morris and Chasity Morris, his wife, whose post office address is 27105 Townsend Blvd., Brooksville, Florida 34601, of the County of Hernando, State of Florida, grantee*,

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:

A portion of Tract 52, ISTACHATTA ACRES, an unrecorded subdivision being more particularly described as follows:
The West 1/2 of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 20 East, Hernando County, Florida, LESS the South 350 feet thereof and TOGETHER WITH the West 20 feet of the South 350 feet of Tract 52 as described above.

SUBJECT TO PURCHASE MONEY WRAP-AROUND MORTGAGE given by grantee herein to grantor herein as part payment of the above described premises.

Parcel Identification Number R15-121-20-0471-0000-0520

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Cortez Investments Group, Inc., a Florida Corporation

By: JoAnn E. Perry, President

B & B Land Trust

By: Terry G. Bickel, Trustee

Witness Name PEGGY E. GARRISON

Witness Name Beth H. Yeary

State Of Florida
County Of Hernando

The foregoing instrument was acknowledged before me this 25th day of January, 2012, by JoAnn E. Perry, President of Cortez Investment Group, Inc., and Terry G. Bickel, Trustee who are personally known to me or who has produced as identification.

Peggy E. Garrison
Notary Public

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