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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: **R10 223 17 1420 0310 0030**  
CONSIDERATION \$85,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

**WARRANTY DEED**

**THIS WARRANTY DEED**, made the 31st day of May, 2012 by **MIKE EBERT and DAWN EBERT, HUSBAND AND WIFE, C/K/A MIKE EBERTS AND DAWN EBERTS, HUSBAND AND WIFE AND CHARLES CASCIOTTA, A SINGLE MAN AND BERNADETTE CASCIOTTA, A SINGLE WOMAN, 5085 PACIFIC AVE, WEEKI WACHEE, FL 34607**, herein called the grantors, to **CLAUDE WILKERSON, A MARRIED MAN, and MASON CHICKONSKI, A MARRIED MAN**, whose post office address is **6043 VALLEY SPRING DRIVE, BROOKSVILLE, FL 34601**, 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)*

**WITNESSETH:** That the grantors, 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 3, BLOCK 31, TOWNSITE OF BERKELEY, as per plat thereof recorded in Plat Book 4, Page 10, Public Records of Hernando County, Florida.**

Subject to easements, restrictions and reservations of record and to taxes for the year 2012 and thereafter.

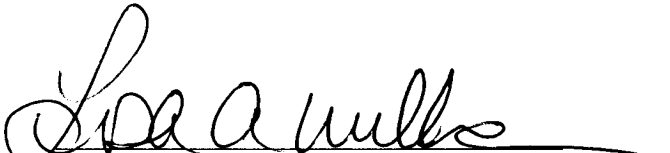
**Being the same property as transferred to the grantors in O.R. Book 1500, Page 1364, of said pubic records.**

**THIS WILL NOT BE AND HAS NEVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR AND GRANTEE.**

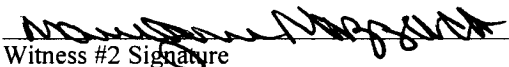
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **TO HAVE AND TO HOLD**, the same in fee simple forever.  
**AND**, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2011.


**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

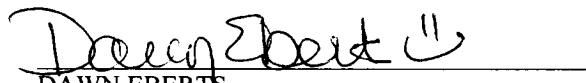
Signed, sealed and delivered in the presence of:

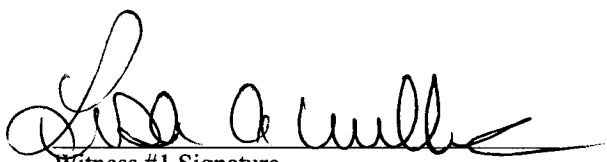
  
Witness #1 Signature  
**LISA A. WILLIAMS**

Witness #1 Printed Name

  
Witness #2 Signature  
**MARYANN MAZZUCO**  
Witness #2 Printed Name

  
**MIKE EBERTS**

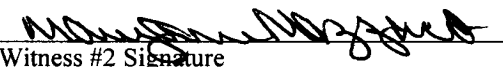
  
**DAWN EBERTS**  
11267 ELGIN BLVD, SPRING HILL, FL 34608



Witness #1 Signature

LISA A. WILLIAMS

Witness #1 Printed Name



Witness #2 Signature

MARYANN MAZZUCO

Witness #2 Printed Name

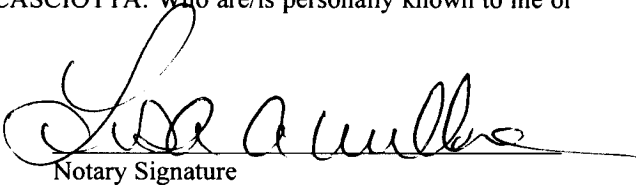
  
CHARLES CASCIOTTA

  
BERNADETTE CASCIOTTA  
9073 MADRID RD, BROOKSVILLE, FL 34613

STATE OF FLORIDA  
COUNTY OF HERNANDO

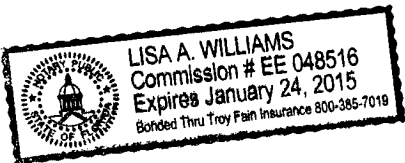
The foregoing instrument was acknowledged before me this 31st day of May, 2012 by MIKE EBERTS AND DAWN EBERTS AND CHARLES CASCIOTTA AND BERNADETTE CASCIOTTA. Who are/is personally known to me or has produced Driver's license Passport as identification.

SEAL

  
Notary Signature

LISA A. WILLIAMS

My Commission Expires:



Printed Notary Signature