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After Recording Return To:
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:

David Eppley
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R16 121 20 0265 0010 0360 and R16 121 20 0265 0010 0450
File No.: 14052645

WARRANTY DEED

This Warranty Deed, made the 30th day of May, 2014, by **Patricia A. Day, Successor Trustee under the Elsie L. Howell Living Trust dated November 20, 1992**, hereinafter called the grantor, whose post office address is: 6 Teak Place, Ocala, FL 34472, to **Stephanie Sands**, whose post office address is: 13062 Montour St., Brooksville, FL 34613, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$140,000.00 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, Florida, to wit:

Tract 36: The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4, of Section 16, Township 21 South, Range 20 East, Hernando County, Florida, Deer Haven Estates an unrecorded Plat. TOGETHER WITH the 1971 CELE mobile home FL ID #11260860, located thereon.

And

Tract 45: The East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4; And Tract 52: The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4, Section 16, Township 21 South, Range 20 East, Hernando County, Florida, of Deer Haven Estates an unrecorded Plat. TOGETHER WITH the 1980 CRES mobile home FL ID #3789A & FL ID #3789B, located thereon and TOGETHER WITH the 1973 SKYLI mobile home FL ID #01613622G, located thereon.

Grantor hereby certifies as to the continuous and uninterrupted marriage of William E. Howell and Elsie L. Howell, from 09/16/1974, the date they acquired title to subject property, through the date of death of William E. Howell.

The property is not the homestead of the Grantor(s).

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 2013, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: 

Printed Name: Michele M. Gideon

Patricia A. Day

Witness Signature: 

Printed Name: DAVID EPPLEY

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 30th day of May, 2014 by Patricia A. Day, Successor Trustee under the Elsie L. Howell Living Trust dated November 20, 1992 who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: 1/9/2018

Notary Public Signature: 

Printed Name: David Eppley
Serial Number

