

Warranty Deed

This Warranty Deed Made the 12th of January A.D. 2011, by R.E. Pancoast and Lora J. Pancoast, husband and wife, hereinafter called the grantor, to Donald L. Morris, Sr. and Janice E. Morris, husband and wife, whose post office address is: 26030 Sitting Bull; Brooksville, Florida 34601, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their 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 \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, al that certain land situate in Hernando County, Florida, viz:

The South ½ of the East ½ of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of Section 16, Township 21 South, Range 20 East, Hernando County, Florida. Subject to an easement over and across the East 15' for ingress and egress. Together with a CYPR Mobile Home 12X68 ID #3F72FJ32114 located on said premises.

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, 2010.

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:

Pamela Huganuer
Witness
Carolyn Albritton
Witness

R.E. Pancoast
Seller R.E. Pancoast
Lora J. Pancoast
Seller Lora J. Pancoast

State of FLORIDA
County of HERNANDO

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared :

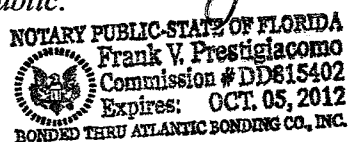
R. E. Pancoast and Lora J. Pancoast, husband and wife

to me known to be the persons described in and who executed the foregoing instrument, who produced Driver's License # 8522-725-86-301-0 did _____, did not X take an oath, acknowledged before me that they / he / she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19th day of JANUARY, A.D. 2011.

Frank V. Prestigiacomo
Notary Public:

Prepared by: Lora J. Pancoast
6451 Goodway Drive; Brooksville, Fl. 34602



Mr. and Mrs. Russell Pancoast

6451 Goodway Drive
Brooksville, Florida 34602
Home Phone 352-754-0376
Email: lrsell@gmail.com

January 20, 2011

Mr. and Mrs. Donald L. Morris, Sr.
26030 Sitting Bull
Brooksville, Florida 34601

Dear Mr. and Mrs. Morris, Sr.,

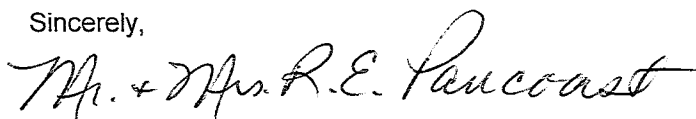
Enclosed please find the Warranty Deed which signifies payment in full of the Agreement for Deed we held with you on property purchased on Sitting Bull. When we originally did your transaction and recorded the Agreement for Deed, documentary stamps were paid for this deed. Now you should only have to pay recording fees which are minimal, but make sure you do take it to the courthouse and record it. That is the only way the Agreement for Deed will show that it has been paid off. The property is now yours free and clear of all lien from us.

We have also enclosed the original Agreement for Deed marked PIF, for your records. The Warranty Deed now takes it place for your ownership.

It has surely been a pleasure doing business with you. We appreciate how you have handled your payments and communications over the year. We pray blessings upon you and your property for many years to come.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Mr. + Mrs. R.E. Pancoast". The signature is written in dark ink and is positioned above the printed name.

Mr. and Mrs. R.E. Pancoast

ljp