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R-ENV

After Recording Return to:
Grace Payne
Southern Title Services of Tampa Bay, Inc.
17818 U.S. Hwy 41 N.
Lutz, FL 33549

This Instrument Prepared by:
Grace Payne
Southern Title Services of Tampa Bay, Inc.
17818 U.S. Hwy 41 N.
Lutz, FL 33549
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):
R33 423 19 0000 0040 0040
File No.: 20142024

WARRANTY DEED

This Warranty Deed, Made the 1st day of August, 2014, by **Tracy Schmidt, an unmarried woman**, whose post office address is: **P.O. Box 750 Land O Lakes FL 34639**, hereinafter called the "Grantor", to **William Goldman and Debra Goldman, husband and wife** whose post office address is: **18733 Phillips Road, Masaryktown, FL 34604**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Eighteen Thousand Dollars and No Cents (\$318,000.00)** 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**, to wit:

The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 33, Township 23 South, Range 19 East, Hernando County, Florida.

Together with permanently affixed 1997 LIM1 Manufactured Home Vin #FLA14610856A & FLA 14610856B

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 2014, 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: Grace Payne

Printed Name: Grace Payne

Witness Signature: Mindy M. Johnson

Printed Name: Mindy M. Johnson

State of Florida
County of Hillborough

The foregoing instrument was acknowledged before me August 1, 2014 by Tracy Schmidt, an unmarried woman, who is/are personally known to me or has/have produced driver license(s) as identification.

Grace Payne
Notary Public Signature

Printed Name: Grace Payne

My Commission Expires: 1-20-2015
(SEAL)

