

Instrument Prepared By (and return to)

David C. Sasser, Esq./thm
Johnston and Sasser, P.A.
P.O. Box 997
Brooksville, FL 34605
Consideration: \$265,000.00

INSTR #2016033865 BK. 3369 PG. 1327 Page 1 of 2
FILED & RECORDED 6/17/2016 3:18 PM CVW Deputy Clk
Don Barbee Jr. HERNANDO County Clerk of the Circuit Court
Rec Fees: \$16.50 Deed Doc Stamp: \$1,855.00

Parcel ID Number: R26 422 20 0000 0030 0020

Warranty Deed

This Indenture, Made this 17th day of June, 2016 A.D., **Between**
Catherine J. Blue, a single woman
of the County of **Hernando**, State of **Florida**, **grantor**, and
Dana Kenneth Wolfanger and Karen Joy Wolfanger, his wife
whose address is: **8172 Shaw Road, Brooksville, FL 34602**
of the County of **Hernando**, State of **Florida**, **grantees**.

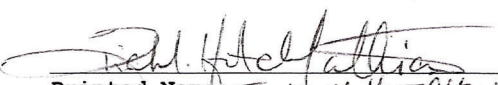
Witnesseth that the GRANTOR, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of **Hernando** State of **Florida** to wit:

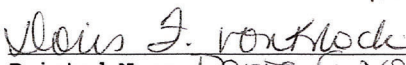
See Exhibit "A" for legal description attached hereto and incorporated herein

TOGETHER WITH all rights belonging to the property.
TO HAVE AND TO HOLD the same in fee simple forever.
AND Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful
authority to sell and convey the property; that Grantor does fully warrant the title to the property, and will defend the property against the lawful
claims of all persons; and that the property is free of all encumbrances, except taxes and assessments accruing subsequent to December 31,
2015.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Tina M. Hutchinson
Witness MATHIAS


Printed Name: Dorts F. VonKlock
Witness


Catherine J. Blue (Seal)
P.O. Box 10142, Brooksville, FL 34603

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this **17th** day of **June, 2016** by

Catherine J. Blue, a single woman

who is personally known to me or who has produced her FL. Drivers Lic. as identification.

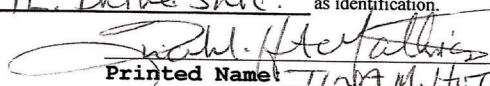

Printed Name: Tina M. Hutchinson
Notary Public MATHIAS
My Commission Expires: 6/24/16



Exhibit "A"

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 22 South, Range 20 East of the Public Records of HERNANDO County, Florida; Subject to an easement for ingress and egress over and across the West 15 feet and the East 15 feet thereof.

AND

Together with an easement for ingress and egress over and across the West 15 feet and the East 15 feet of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 22 South, Range 20 East, HERNANDO County, Florida.

AND

Together with an easement for ingress and egress over and across the West 15 feet and the East 15 feet of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 22 South, Range 20 East, HERNANDO County, Florida.