

Prepared by:  
David T. Foster  
Homes & Land Title Services of Hernando, Inc. **R**  
4131 Mariner Boulevard  
Spring Hill, Florida 34609  
File Number: HL-18-3939  
*CONSIDERATION - \$225,000.00*

INSTR #2018059004 BK: 3627 PG: 1482 Page 1 of 1  
FILED & RECORDED 9/27/2018 2:14 PM VDD Deputy Clk  
Don Barbee Jr, HERNANDO County Clerk of the Circuit Court  
Rec Fees: \$10.00 Deed Doc Stamp: \$1,575.00

### General Warranty Deed

Made this September 27, 2018 A.D. By **Ralph Kenneth Woodruff and Peggy Shawn Woodruff, husband and wife, individually and as Trustees of The Woodruff Family Living Trust under Trust Agreement dated June 22, 1999**, whose address is: 4195 Neff Lake Road, Brooksville, Florida, 34601, hereinafter called the grantor, to **Timothy Kennedy and Hye Kennedy, husband and wife**, whose post office address is: 15655 Serengeti Blvd., Spring Hill, Florida, 34610, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situated in Hernando County, Florida, viz:

The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 23 South, Range 19 East, Hernando County, Florida, LESS the existing right of way of Ayers Road along the North side.

Parcel ID Number: R28 423 19 0000 0030 0021

**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, 2017.

**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:

*Cynthia M Woodard*  
Witness Signature  
Witness 1 Printed Name Cynthia M Woodard

*Ralph Kenneth Woodruff* (Seal)  
Ralph Kenneth Woodruff  
Address: 4195 Neff Lake Road, Brooksville, Florida 34601

*David T Foster*  
Witness Signature  
Witness 2 Printed Name DAVID T. FOSTER

*Ralph Kenneth Woodruff* (Seal)  
Ralph Kenneth Woodruff, as Trustee of The Woodruff Family Living Trust under Trust Agreement dated June 22, 1999  
Address: 4195 Neff Lake Road, Brooksville, Florida 34601

*Peggy Shawn Woodruff* (Seal)  
Peggy Shawn Woodruff  
Address: 4195 Neff Lake Road, Brooksville, Florida 34601

*Peggy Shawn Woodruff* (Seal)  
Peggy Shawn Woodruff, as Trustee of The Woodruff Family Living Trust under Trust Agreement dated June 22, 1999  
Address: 4195 Neff Lake Road, Brooksville, Florida 34601

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me on this September 27, 2018, by **Ralph Kenneth Woodruff and Peggy Shawn Woodruff**, individually and as Trustees of The Woodruff Family Living Trust under Trust Agreement dated June 22, 1999, who have produced government issued photo identification.

Notary Seal



DAVID T. FOSTER  
MY COMMISSION # FF 974093  
EXPIRES: June 3, 2020  
Bonded Thru Budget Notary Services

*David T Foster*  
Notary Public  
Print Name: DAVID T. FOSTER  
My Commission Expires: 6/3/20



DAVID T. FOSTER  
MY COMMISSION # FF 974093  
EXPIRES: June 3, 2020  
Bonded Thru Budget Notary Services