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Prepared by and return to:

Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792
File Number: 2010-08944

R

Parcel Identification No. R27-421-18-0000-0050-0020

\$ 100.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of November, 2010 between Peter R. Hunt, a single man whose post office address is 14671 Buczak Road, Brooksville, FL 34614-2015 of the County of Hernando, State of Florida, grantor*, and Julia H. Woodard Young as Trustee(s) of The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23,2002 whose post office address is 2450 Broadmoor Lane, Spring Hill, FL 34606-3537 of the County of Hernando, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, LESS 33 feet for road right-of-way and LESS the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right-of-way for Suncoast Parkway, Hernando County, Florida, LESS a portion of land more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89°23'26" W., a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, Said corner being monumented with 4" X 4" concrete marker "PLS #2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N00°16'53" W., a distance of 801.35 feet to the POINT OF BEGINNING; Continue thence N00°16'53" W., a distance of 174.26 feet; thence run N88°55'08" E., a distance of 634.77 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said west right-of-way line S00°21'21" E., a distance of 168.72 feet; thence run S88°25'11" W., a distance of 635.13 feet to the POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Beth A. Yealy
Witness Name: Beth A. Yealy

Peter R. Hunt
Peter R. Hunt

Jo Ann J. Tucker
Witness Name: Jo Ann J. Tucker

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 10th day of November, 2010 by Peter R. Hunt, who [] is personally known or has produced a driver's license as identification.

[Notary Seal]



Beth A. Yealy
Notary Public, State of Florida

Printed Name: Beth A. Yealy

My Commission Expires: June 26, 2013