

**** OFFICIAL RECORDS ****
BK: 1608 PG: 1348

FILE# 2002-073070
HERNANDO COUNTY, FLORIDA

RCD 12M 23 2002 04:03pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 0.70
12/23/02 Deputy C1k

Parcel No. R27 421 18 0000 0050 0000

DEED TO TRUSTEE

10.50
1.00 Indef

THIS DEED made the 23rd day of December, 2002, by **ARCHIE WOODARD and JULIA H. WOODARD**, husband and wife, whose address is 14671 Buczak Road, Brooksville, Florida 34614 ("Grantors"), to **JULIA H. WOODARD and ARCHIE WOODARD**, as **Co-Trustees of THE JULIA H. WOODARD and ARCHIE WOODARD JOINT REVOCABLE TRUST Dated December 23, 2002**, whose address is 14671 Buczak Road, Brooksville, Florida 34614, ("Grantees").

WITNESSETH: That Grantors, for good and valuable consideration by Grantees, hereby grant, convey and warrant to Grantees, and Grantees' successors and assigns forever, the following described land, lying and being situated in Hernando County, Florida, to-wit:

North 3/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East; LESS the West 25 feet and the North 50 feet also LESS the West 566 feet of the South 384 feet; consisting of approximately 22.50 acres, Hernando County, Florida.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

Full power and authority is hereby granted to said Co-Trustees and their successors to protect and conserve said property; to sell, contract to sell and grant options to purchase said property and any right, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property; to convey to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in, to or about said property or any part thereof.

In the event of the death, resignation or incapacity of either of the initial Co-Trustees, the other shall serve alone. Upon the death, incapacity or resignation of both of the initial trustees the successor co-trustees shall be **MELANIE A. FOSTER** and **CLYDE DELL WOODARD**. Upon the death, incapacity or resignation of either of the successor co-trustees the alternate successor co-trustee shall be **CONNIE R. DODD**. The written acceptance by the Successor Trustee recorded in the public records of the county where the real property described above is located, together with evidence of a Trustee's death, incapacity or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the Trust herein described have been complied with. Evidence of a Trustee's death shall consist of a certified copy of a death certificate. Evidence of a Trustee's incapacity shall consist of written certification by two (2) licensed physicians stating that the Trustee is incapable of performing his or her duties as Trustee under the Trust herein described. Evidence of a Trustee's resignation shall consist of resignation, duly executed and

WHEREVER used herein the terms "Grantor", "Grantee" and "Trustee" shall include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural as context requires.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23 day of December, 2002.

** OFFICIAL RECORDS **
BK: 1608 PG: 1349

SIGNED IN OUR PRESENCE:

Roxanne J. Bassett
Witness

ROXANNE J. BASSETT
(Printed Name of Witness)

David C. Sasser
Witness

DAVID C. SASSER
(Printed Name of Witness)

Julia H. Woodard
JULIA H. WOODARD

Archie Woodard
ARCHIE WOODARD

STATE OF FLORIDA

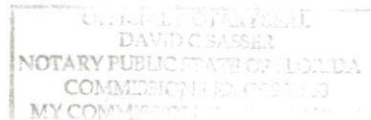
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by **JULIA H. WOODARD and ARCHIE WOODARD**, who are personally known to me or who produced _____ as identification, this 23rd day of December, 2002.

David C. Sasser
Notary Public

(Printed Name of Notary Public)

My commission expires: _____



ym

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

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS



BY: [Signature] D.C.
THIS 16 DAY OF November 2010

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:

[Signature]
Witness Name: Beth A. Yealy

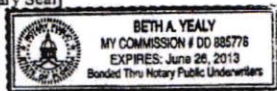
[Signature]
Peter R. Hunt

[Signature]
Witness Name: Joseph 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 [x] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public, State of Florida

Printed Name: Beth A. Yealy

My Commission Expires: June 26, 2013

2/3

Prepared by and return to:

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

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

[Space Above This Line For Recording Date]

**CORRECTIVE
Warranty Deed**

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

This Indenture made this 10th day of November, 2010 between 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, grantor*, and Peter R. Hunt, a single man whose post office address is 14671 Buczak Road, Brooksville, FL 34614 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:

Being a portion of that certain property as described in O.R. Book 1608, Page 1350, of the Public Records of Hernando County, Florida, being 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.

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

SUBJECT TO A PURCHASE MONEY MORTGAGE GIVEN BY GRANTEE HEREIN TO GRANTOR HEREIN AS PART PAYMENT OF THE ABOVE DESCRIBED PROPERTY.

Said Property is not the Homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

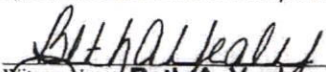
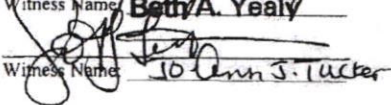
Documentary Stamps were paid in that certain Warranty Deed filed 3/16/2010 in O.R. Book 2727, Page 433, Public Records of Hernando County, Florida.

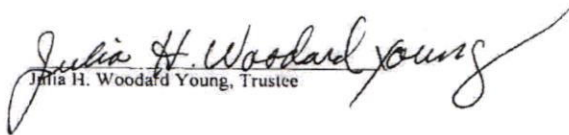
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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:


Witness Name: Beth A. Yealy

Witness Name: John S. Tucker


Julia H. Woodard Young, Trustee

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 10th day of November, 2010 by Julia H. Woodard Young as Trustee(s) of the The Julia H. Woodard and Archie Woodard Joint Revocable Trust Dated December 23,2002, who [X] are personally known or have 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

