

Return To Manatee Title, LLC.  
File # M12-1007

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$2,392.60  
# 2013035849 BK:2569 PG:1233  
07/30/2013 08:50 AM 1 PG  
GTOZER, DC Receipt #032397



Prepared by and return to:  
DEBRA ANN CURRIE  
MANATEE TITLE COMPANY, INC.  
2408 North Essex Avenue  
Hernando, Florida 34442  
M 12-1007

### General Warranty Deed

Made this July 25, 2013 A.D. By **HAMPTON HILLS LLC**, a Delaware Limited Liability Company hereinafter called the grantor, to **RONALD W. MARK and DAWN M. MARK, Husband and Wife**, whose post office address is: 1571 N. Ridge Meadow Path, Hernando, FL 34442 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 AND NO/100 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 situate in Citrus County, Florida, viz:

**Lot 86, Block, BELLAMY RIDGE, as per plat thereof, recorded in Plat Book 18, Page 2 through 5, of the Public Records of Citrus County, Florida**

Parcel ID Number: **25 18 18 0260 0860**

**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.  
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

**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, 2012.

**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: **HAMPTON HILLS LLC**  
Debra Ann Currie  
Witness Printed Name Debra Ann Currie  
John E Pastor, et al (Seal)  
**John E Pastor, AUTHORIZED AGENT**  
2476 N. ESSEX AVENUE HERNANDO, FL 34442

Valerie DeBay  
Witness Printed Name Valerie DeBay

State of FLORIDA  
County of CITRUS  
The foregoing instrument was acknowledged before me this July 25, 2013, by John E. Pastor, AUTHORIZED AGENT FOR **HAMPTON HILLS LLC**, who is personally known to me.

Debra Ann Currie  
Notary Public  
Print Name: Debra Ann Currie  
My Commission Expires: October 13, 2013  
#DD 929503  
Notary Public Underwriter  
BONDED thru  
NOTARY PUBLIC, STATE OF FLORIDA