

Prepared by and return to:
Debra Ann Currie
MANATEE TITLE, LLC
2468 North Essex Avenue
Hernando, Florida 34442
M 16-1065

General Warranty Deed

Made this July 24, 2017 A.D. By **Hampton Hills, LLC, a Delaware Limited Liability Company**, whose post office address is: 2476 N Essex Ave, Hernando, Florida 34442, hereinafter called the grantor, to **Dale W. Nicholas and Beverly G. Nicholas, husband and wife**, whose post office address is: 1535 N Eagle Ridge Path, Hernando, Florida 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 27, BELLAMY RIDGE, as per plat thereof, recorded in Plat Book 18, Page 2 through 5, inclusive, of the Public Records of CITRUS County, Florida

Parcel ID Number: **18E18S250260 0270**

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, 2016.

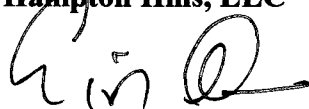
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

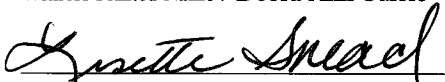
Hampton Hills, LLC



Witness Printed Name: Debra Ann Currie



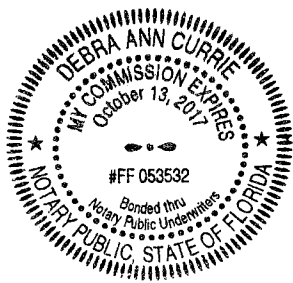
Eric D. Abel, Vice-President (Seal)
2476 N Essex Ave, Hernando, FL 34442




Witness Printed Name: Lisette Snead

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this July 24, 2017, by Eric D. Abel, Vice-President, of Hampton Hills, LLC, who is personally known to me.





Notary Public
Print Name: Debra Ann Currie
My Commission Expires: October 13, 2017