

Return to: (enclose self-addressed stamped envelope)
Name: STEWART TITLE OF TAMPA
Address: 3233 Commercial Way, Ste 102
Spring Hill, FL 34606

FILED FOR RECORD
GARY MICHAEL STERN
HERNANDO COUNTY, FL

This Instrument Prepared by: Tanya Hillerud 004198
OF STEWART TITLE OF TAMPA
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):
R32222-17-4020-00A0-0020
Grantee(s) S.S.#(s): [REDACTED]

95 FEB 10 PM 12:40

O. R. 1003 PG 0864

FILE NO: 95010165 WARRANTY DEED

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Warranty Deed Made this 9th day of February A.D. 19 95, by
Vincent J. O'Donovan and Ginger L. O'Donovan, his wife

whose marital status is: Husband and Wife
hereinafter called the grantor, whose post office address is: 6610 16th Street, Zephyrhills, Fl.
33540
to Edward B. Galant and Ioma J. Galant, his wife

whose post office address is: 12937 Point Pleasant Drive, Fairfax, Va. 22033

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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 Hernando County, Florida, viz:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Documentary Tax Pd. \$ 300.30
By [Signature] D.C.

This property ~~is~~ [is not] the homestead of the Grantor(s).

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, 19 94, reservations, restrictions and easements of record, if any.

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 Signature: [Signature] Tanya Hillerud

Witness Printed Name: Tanya Hillerud

Witness Signature: [Signature] Rosemarie Still

Witness Printed Name: Rosemarie Still

Witness Signature: _____

Witness Printed Name: _____

Witness Signature: _____

Witness Printed Name: _____

[Signature] Vincent J. O'Donovan (Seal)
Vincent J. O'Donovan

[Signature] Ginger L. O'Donovan (Seal)
Ginger L. O'Donovan

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 9th day of February, 19 95
by Vincent J. O'Donovan and Ginger L. O'Donovan, his wife

FL DL #0351-870-34-121-0 and FL DL #0351-297-34-872-0
who is/are personally known to me or who has/have produced Driver's Licenses
as identification.

My Commission expires:



[Signature] Tanya Hillerud
Printed Name:
Notary Public
Serial Number

EXHIBIT "A"

Commence at the Northwest corner of Government Lot 3 of Section 32, Township 22 South, Range 17 East, Hernando County, Florida, go thence South 00 degrees 07' 33" West, a distance of 60.00 feet to a point on the shore of the Weeki Wachee River, thence South 45 degrees 04' 27" East, along said shore, a distance of 123.02 feet, to the Point Of Beginning; thence North 89 degrees 05' 33" East, along aforesaid shoreline, a distance of 50.00 feet, thence North 21 degrees 06' 55" East, a distance of 102.87 feet, to a point on the South margin of a 50.00 foot street, thence North 89 degrees 57' 35" West, along said South margin, a distance of 47.00 feet, thence South 22 degrees 41' 55" West, a distance of 104.45 feet to the Point Of Beginning, said lands lying in and being a part of Government Lot 3, of Section 32, Township 22 South, Range 17 East, Hernando County, Florida.