

SH069512

This instrument was prepared by and return to:

WAYNE R. COULTER:nke

DELZER & COULTER

Attorneys at Law

5428 Spring Hill Drive

SPRING HILL, FLORIDA 34606

**\*\* OFFICIAL RECORDS \*\***

BK: 1023 PG: 1516

Parcel ID No. R32-323-17-5210-1465-0040

FILE# 95-021591

HERNANDO COUNTY, FLORIDA

Grantee S.S. No. [REDACTED]

Clifford E. Deslippe

RCD Jul 11 [REDACTED] 03:55pm  
KAREN NICOLAI, CLERK

Grantee S.S. No. \_\_\_\_\_

DEED DOC STAMPS 594.30  
07/11/95 Deputy Clk

(Space above this line for recording data.)

## WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

**This Indenture**, made this 7th day of July, 1995, **Between** **Nicholas Bianchini and Victoria Bianchini, Husband and Wife** whose post office address is 253 Osbourne Hill Road, Fishkill, New York 12524 of the County of \_\_\_\_\_, State of New York, party of the first part, and **Clifford E. Deslippe, A Single Person** whose post office address is 8374 Boyce Street, Spring Hill, Florida 34606 of the County of Hernando, State of Florida, party of the second part,

**Witnesseth** that said party of the first part, for and in consideration of the sum of \*\*\*\*\*TEN AND NO/100's\*\*\*\*\*Dollars, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 4, Block 1465, SPRING HILL UNIT 21, as per the plat thereof, recorded in Plat Book 9, Pages 81-96, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 1995, and subsequent years.

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

**In Witness Whereof**, the party of the first part has hereunto set his hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

Witness 1:

Printed: PETER PERALDI

Witness 2:

Printed: NANCY K. EDGAR

Nicholas Bianchini  
Nicholas Bianchini

Victoria Bianchini  
Victoria Bianchini

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7th day of July, 1995, by **Nicholas Bianchini and Victoria Bianchini, Husband and Wife**, who is personally known to me or who has produced Florida Driver License (Nicholas Bianchini)/Witness Affidavit (Victoria Bianchini) as identification.

NOTARY PUBLIC

Sign Nancy K. Edgar

Print NANCY K. EDGAR

My Commission Expires:

(Notary  
Seal)

