

FILE# 95-022310
HERNANDO COUNTY, FLORIDA

RCD Jul 19 1995 10:31am
KAREN NICOLAI, CLERK

WARRANTY DEED

10.50
5.00
not
This **WARRANTY DEED** made the (1) 14th day of July, 1995 by
Cynthia Ranfone, joined by her spouse, **Frank Ranfone**, **Christine Steel**, a
married woman, **Lydia Knowles**, a single woman, **Russell Leyra**, a single man,
and **Jessalyn Leyra**, a single woman
whose postoffice address is 14185 Payne Street, Spring Hill, Florida 34609
herein after called the grantor, to
Kevin L. Kozlow and Lisa A. Kozlow, husband and wife

Whose postoffice address is:
12183 Katherwood Street, Spring Hill, Florida 34608

DEED DOC STAMPS 364.00
07/19/95 *20* Deputy Clk

hereinafter called the grantee:

(Wherever used herein the terms "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 \$52,000.00 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 Hernando County, Florida, viz:

**Lot 9, Block 1300, SPRING HILL, UNIT #20, as per plat thereof, recorded in
Plat Book 9, Pages 65-80, public records of Hernando County, Florida.**

Grantor, **Christine Steel** resides with her husband, **Lon Steel**, at 1680 Bridgetown Pike, Langhorn, Pennsylvania
19047.

Grantor, **Lydia Knowles** resides at 7317 University Drive, Hudson, Florida 34667.

Grantor, **Russell Leyra** resides at 20 B Middle Island Avenue, Medford, New York 11763.

Grantor, **Jessalyn Leyra** resides at 3301 SW 13th Street, Apt. K-196, Gainesville, Florida 32608.

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 and assessments accruing subsequent to
December 31, 1994, and subject to restrictions, reservations,
and easements of record.

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:

(3) *Judy G. Gehring*
Witness **Judy G. Gehring**

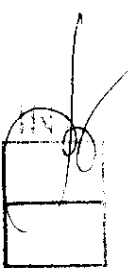
(4) *Jane M. Whisnant*
Witness **Jane M. Whisnant**

(2A) *Cynthia Ranfone* (SEAL)
Cynthia Ranfone

(2B) *Frank Ranfone* (SEAL)
Frank Ranfone

(2C) *Christine Steel* (SEAL)
Christine Steel
By *Cynthia*
Cynthia Ranfone, Attorney-in-Fact

(2D) *Lydia Knowles* (SEAL)
Lydia Knowles
By *Cynthia*
Cynthia Ranfone, Attorney-in-Fact



State of (5) Florida

County of (6) Leonardo

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before me this (7) 12th day of July, 1995 by Cynthia Ranfone, joined by her spouse, Frank Ranfone, Cynthia Ranfone as Attorneys-in-Fact for Christine Steel, Lydia Knowles, Russell Leyra and Jessalyn Leyra who produced driver's licenses as identification and who did did not take an oath.

(8) Judy G. Gehringer

Notary Public-Signature Only

Judy G. Gehringer

Type or Print Name of Notary Public

** OFFICIAL RECORDS **

BK: 1024 PG: 1205

My Commission Expires: (9) _____



JUDY G. GEHRINGER
MY COMMISSION # 00342985 EXPIRES
JUNE 29, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

This instrument was prepared by/return to Judy Gehringer of Southeast Title Insurance Agency, phone (904)-683-8988, as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it. REF: File #9506149

For recorders use only.

(3) Judy G. Gehringer

Witness-Signature Only

Judy G. Gehringer

(2A) Russell Leyra by Cynthia Ranfone POA

Russell Leyra

By Cynthia Ranfone, Attorney-in-Fact

(4) Jane M. Whisnant

Witness-Signature Only

Jane M. Whisnant

(2B) Jessalyn Leyra by Cynthia Ranfone POA

Jessalyn Leyra

By Cynthia Ranfone, Attorney-in-Fact

State of (5) Florida

County of (6) Leonardo

The foregoing instrument was acknowledged before me this (7) 12th day of July, 1995 by Cynthia Ranfone, Attorneys-in-Fact for Russell Leyra and Jessalyn Leyra.

(8) Judy G. Gehringer

Notary Public-Signature Only

My Commission Expires: (9) _____



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Judy Gehringer

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