

This instrument was prepared by and return to:

Name PAUL H. NESSLER, JR.

Attorney at Law

Address 4052 Commercial Way

SPRING HILL, FLORIDA 34606

** OFFICIAL RECORDS **
BK: 1097 PG: 258

Parcel ID No. 12-223-16-2310-0920-0230

FILE# 96-043377
HERNANDO COUNTY, FLORIDA

Grantee S.S. No. [REDACTED]

RCD Nov 26 1996 09:43am
KAREN NICOLAI, CLERK

Grantee S.S. No. [REDACTED]

Name: Linda L. Wells

DEED DOC STAMPS 1225.00
11/26/96 Deputy Clk

(Space above this line for recording data.)

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

This Indenture, made this 22nd day of November, 1996, **Between Raymond Schaefer and Lucille Schaefer, his wife** whose post office address is 3233 Gulf Coast Drive, Spring Hill, FL 34607 of the County of Hernando, State of Florida, party of the first part, and **Douglas A. Wells and Linda L. Wells, his wife** whose post office address is 3233 Gulf Coast Drive, Spring Hill, FL 34607 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 23, Block 92, HERNANDO BEACH UNIT NO. 7, according to the plat thereof, recorded in Plat Book 7, Pages 45-1 and 45-2, inclusive 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 1996, 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: [Signature]
Printed: VIVIAN KAY NESSLER

[Signature] (Seal)
Raymond Schaefer

Witness 2: [Signature]
Printed: PAUL H. NESSLER, JR.

[Signature] (Seal)
Lucille Schaefer

STATE OF Florida

COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 22nd day of November, 1996, by **Raymond Schaefer and Lucille Schaefer, his wife**, who is personally known to me or who has produced DRIVER'S LICENSE as identification.

NOTARY PUBLIC

Sign [Signature] (Notary Seal)
Print PAUL H. NESSLER, JR.
My Commission Expires:

