

Return to: American Realty Title Agency Inc.
Address: 24701 US 19 N., Suite 102
Clearwater, FL 34623

WARRANTY DEED FROM CORPORATION

This instrument Prepared by: Sarah A. Evangelista
American Realty Title Agency Inc.
24701 US 19 N., Suite 102
Clearwater, FL 34623
ARTA #13270-2

Property Appraisers Parcel Identification (Folio) Number(s):

r13 223 18 3235 0007 0040

**** OFFICIAL RECORDS ****
BK: 1121 PG: 132

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 18th day of April A.D. 1997 by

MARC RUTENBERG HOMES, INC.

a corporation existing under the laws of Florida, and having its principal place of business at ,
34650 US Hwy 19 North, Ste 201, Palm Harbor, FL 34684
hereinafter called the grantor, to

FILE# 97-014671
HERNANDO COUNTY, FLORIDA

CARLOS BERASTAIN, SINGLE
whose post office address is

11401 AUDIE BROOK DRIVE
SPRING HILL, FL 34608

RCD Apr 23 1997 02:34pm
KAREN NICOLAI, CLERK

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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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 Hernando County, State of Florida, viz:

Lot 4, Block 7, QUAIL MEADOWS PHASE I, according to the map or plat thereof recorded in Plat
Book 18, Pages 77-79, Public Records of Hernando County, Florida.

SUBJECT TO easements, restrictions and reservations of record.

DEED DOC STAMPS 108.50
04/23/97 Deputy Clk

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, and hereby warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

(Corporate Seal)

In Witness Whereof, the said grantor has caused these presents to be executed in its name,
and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day
and year first above written.

ATTEST:

Signed, sealed and delivered in the presence of:

Witness Signature (as to President)

Printed Name

Witness Signature (as to President)

Printed Name

President (Signature)

Marc Rutenberg Homes, Inc.
Marc Rutenberg as President
34650 US Hwy 19 North, Ste 201
Palm Harbor, FL 34684

STATE OF: FL)
COUNTY OF: Pinellas)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgments, personally appeared Marc Rutenberg known to me to be the President, respectively of
MARC RUTENBERG HOMES, INC., a corporation, and that they severally acknowledged executing the same in the presence of two
subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the
true corporate seal of said corporation.

notary rubber stamp seal

OFFICIAL NOTARY SEAL
VALERIE D NEGRI
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC072424
MY COMMISSION EXP. JULY 28, 2000

Witness my hand and official seal in the County and State last aforesaid this 18th day
of April A.D. 1997.

Notary Signature

Notary Signature

Printed