

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MARGARET M. SWANSON
CHELSEA TITLE OF THE NATURE COAST, INC.
10528 SPRING HILL DRIVE, SUITE B
SPRING HILL, FLORIDA 34608

FILE# 97-027142
HERNANDO COUNTY, FLORIDA

RCD Jul 21 1997 08:42am
KAREN NICOLAI, CLERK

Property Appraisers Parcel Identification (Folio) Numbers:
R02 223 17 3245 0004 0030
Grantees SS #s:

DEED DOC STAMPS 661.50
07/21/97 *de* Deputy Clk

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 15th day of July, A.D. 1997 by **MARIA GOODSELL**, Joined by **MERRILL GOODSELL**, Her Husband herein called the grantors, to **WAYNE D. STEFFEN** and **CYNTHIA R. STEFFEN**, His Wife whose post office address is 8268 Delaware Drive, Spring Hill, FL 34607-2110, hereinafter called the Grantees:

(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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz:

Lot 3, Block 4, RIVER COUNTRY ESTATES, according to the plat thereof as recorded in Plat Book 17, pages 1 - 7, Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 1997 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1996.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
ANN MARSH
Witness #1 Printed Name

[Signature] L.S.
MARIA GOODSELL
9474 Nakoma Way, Brooksville, FL 34613

[Signature]
Witness #2 Signature
MARGARET M SWANSON
Witness #2 Printed Name

[Signature] L.S.
MERRILL GOODSELL
9474 Nakoma Way, Brooksville, FL 34613

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 15th day of July, 1997 by MARIA GOODSELL and MERRILL GOODSELL who are personally known to me or have produced *[Signature]* as identification.

SEAL

[Signature]
Notary Signature

My Commission Expires:

Printed Notary Signature

 **MARGARET M. SWANSON**
COMMISSION # CC 318040
EXPIRES SEP 22, 1997
Atlantic Bonding Co., Inc.
800-732-2245