

This Warranty Deed

1800 R
30.00 Doc
15.00
30 Index

Made this 28 day of October A.D. 19 97
by David Henry Whitman, also known as David H. Whitman, also known as David Whitman, joined by his wife Kathy Gail Whitman

**** OFFICIAL RECORDS ****
BK: **1155** PG: **890**

hereinafter called the grantor, to
Robert N. Weaver and Judy Weaver, husband and wife, and Joshua D. Weaver

FILE# 97-042311
HERNANDO COUNTY, FLORIDA

whose post office address is:
35230 Chambers Drive
Zephyrhills, FL 33541
Grantees' SSN:

RCD Oct 31 1997 09:31am
KAREN NICOLAI, CLERK

hereinafter called the grantee:

(Whenever used herein the term "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 \$ 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, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT LAND IS CONTAINED WITHIN A SUBDIVISION WHICH HAS NOT BEEN FORMALLY PLATTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY AND SAID COUNTY HAS ABSOLUTELY NO OBLIGATION TO MAINTAIN OR IMPROVE ROADS OR THOROUGHFARES WITHIN THE SUBDIVISION. SUBJECT TO covenants, restrictions and easements of record.

DEED DOC STAMPS 206.50
10/31/97 Deputy Clk

Parcel Identification Number: R12 422 19 0000 0020 0001

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 accruing subsequent to December 31, 19 96

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:

Name:

KENT A. EPPLEY

Name & Address:

David Henry Whitman

LS

Name:

Name:

L. Martin

Name & Address:

22905 Jacobson Rd
Brooksville, FL 34601

LS

Name & Address:

Kathy Gail Whitman

LS

Name:

Name & Address:

22905 Jacobson Rd
Brooksville, FL 34601

LS

State of **Florida**
County of **Hernando**

The foregoing instrument was acknowledged before me this 28 day of October, 19 97,
by

David Henry Whitman, also known as David H. Whitman, also known as David Whitman, joined by his wife Kathy Gail Whitman

who is personally known to me or who has produced

as identification.

Print Name:

Notary Public

My Commission Expires:

9-21-98

PREPARED BY & RECORD & RETURN TO:

Linda B. Martin
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, Florida 34601
File No: 49161



LINDA B. MARTIN
MY COMMISSION # CC392274 EXPIRES
September 21, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

Schedule A

Tract 7

A parcel of land lying in and being a part of the Southeast 1/4 of the Northwest 1/4 and of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 22 South, Range 19 East, Hernando County, Florida, and being more particularly described as follows:

Beginning at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 12, thence South 01°02'27" West along the East boundary of said West 1/2 660.89 feet to the Southeast corner of said West 1/2, thence North 88°56'41" West along the South boundary of said West 1/2 56.80 feet to the Northeast corner of the West 280.00 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 12, thence South 00°59'35" West along the East boundary of said West 280.00 feet 25.96 feet to the Northerly right-of-way line of Jacobson Road, thence North 87°28'31" West along said right-of-way line 252.88 feet, thence North 00°58'42" East 680.50 feet to the North boundary of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 12, thence South 88°55'11" East along said North boundary 310.32 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided interest in and to the access/utility tracts described as follows:

A parcel of land lying in and being a part of the South 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 22 South, Range 19 East, Hernando County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 12, thence South 01°04'57" West along the West boundary of said Southwest 1/4 of the Northeast 1/4 of said Section 12 600.74 feet to the POINT OF BEGINNING, thence South 88°56'50" East 60.00 feet North of and parallel with the South boundary of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 12 and the extension thereof 1361.04 feet, thence South 00°38'16" West 60.00 feet, thence North 88°56'50" West 20.00 feet to the Southeast corner of said North 1/2, thence North 88°56'50" West along the South boundary of said South 1/2 1281.52 feet, thence South 01°04'57" West 709.43 feet to the Northerly right-of-way line of Jacobson Road, thence North 83°32'41" West along said right-of-way line 60.26 feet to the West boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 12, thence North 01°04'57" East 43.02 feet to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 12, thence North 01°04'57" East along the West boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 12 720.74 feet to the POINT OF BEGINNING.

AND

A parcel of land lying in and being a part of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 22 South, Range 19 East, Hernando

File No: 49161

Schedule A

County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 12, thence South 88°53'41" East along the North boundary of said Southeast 1/4 of the Northwest 1/4 of said Section 12 672.24 feet, thence South 00°58'42" West 260.46 feet to the POINT OF BEGINNING,
thence South 89°01'18" East 30.00 feet,
thence South 00°58'42" West 40.12 feet,
thence South 88°54'26" East 310.74 feet to the West boundary of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 12,
thence continue South 88°54'26" East 70.00 feet,
thence South 01°02'27" West parallel with said West boundary 60.00 feet,
thence North 88°54'26" West 70.00 feet to said West boundary,
thence continue North 88°54'26" West 310.65 feet,
thence South 00°58'42" West 981.01 feet to the Northerly right-of-way line of Jacobson Road,
thence North 87°28'31" West along said Northerly boundary 60.02 feet,
thence North 00°58'42" East 1079.51 feet,
thence South 88°54'26" East 30.00 feet to the POINT OF BEGINNING.