

This Warranty Deed

60
R/L
Made this 3rd day of February A.D. 19 98
by Yetive M. Nelson, n/k/a Yetive M. Nelson
Lanterman, an un-remarried widow

** OFFICIAL RECORDS **
BK: 1173 PG: 313

FILE# 98-004952
HERNANDO COUNTY, FLORIDA

RCD Feb 06 1998 02:06pm
KAREN NICOLAI, CLERK

hereinafter called the grantor, to
Yetive M. Nelson Lanterman as to a Life
Estate and James B. Smith, a single man,
as to the remaining Life Estate Interest
whose post office address is: P.O. Box 93,
Aripeka, FL 34679

DEED DOC STAMPS 735.00
02/06/98 Deputy Clk

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:

Lots 1,2,& 3, Blk. B-B, GULF'N RIVER ISLANDS, Unit One, according to the
plat thereof recorded in Plat Book 5, page 48, Public Records of
Hernando County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for
the current year.

SUBJECT TO a Life Estate Interest, by the Grantor, in the above described
property, who shall have full rights to possess, use and enjoy the
aforesaid property, collect and receive the rents, issues, profits and
income of said property, and pay all insurance, taxes, upkeep and
maintenance for the duration of her life.

Parcel Identification Number: R36-223-16-2080-00B0-0010

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 98

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:

** OFFICIAL RECORDS **
BK: 1200 PG: 357

Name: Karen Ankrum

Yetive M. Nelson Lanterman LS
Name & Address: Yetive M. Nelson, n/k/a
Yetive M. Nelson Lanterman

Name: Gladys L. McNeill
Gladys L. McNeill

Name & Address: FILE# 98-025906
HERNANDO COUNTY, FLORIDA LS

Name:

Name & Address: RCD Jun 17 1998 11:56am
KAREN NICOLAI, CLERK LS

Name:

Name & Address:

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 3rd day of February, 19 98,
by Yetive M. Nelson, n/k/a Yetive M. Nelson Lanterman, an un-remarried
widow

who is personally known to me or who has produced Florida Driver License as identification.

ATTORNEYS TITLE
4830 W. Kennedy Blvd
Tampa FL 33609

Print Name: Gladys L. McNeill
Notary Public
My Commission Expires: 9-8-2000

PREPARED BY: Donald F. Kaltenbach
RECORD & RETURN TO:
Donald F. Kaltenbach, P.A.
7026 Little Road
New Port Richey, Florida 34654
File No: 97-1181

