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PARCEL IDENTIFICATION NUMBER

30-222-18-9031-0404-0000

\*\* OFFICIAL RECORDS \*\*  
BK: 1202 PG: 247

This Instrument Prepared by and Return to:  
RON A. RHOADES, ESQ.  
2420 NORTH ESSEX AVENUE  
HERNANDO, FLORIDA 34442

FILE# 98-027388  
HERNANDO COUNTY, FLORIDA

WARRANTY DEED

RCD Jun 29 1998 09:39am  
KAREN NICOLAI, CLERK

DEED DOC STAMPS 0.70  
06/29/98 Deputy Clk

THIS WARRANTY DEED made the 18th day of  
March, A.D., 1998, by **SAMIR SHAKFEH and  
SAMAR SHAKFEH, his wife**, hereinafter collectively  
called the Grantor, to **SAMAR H. SHAKFEH, TRUSTEE OF THE SAMAR H. SHAKFEH TRUST, UTA  
DATED MAY 8, 1997, as to an undivided one-half interest, and SAMIR M. SHAKFEH, TRUSTEE OF  
THE SAMIR M. SHAKFEH TRUST, UTA DATED MAY 8, 1997, as to an undivided one-half interest, as  
tenants in common**, whose current mailing address is 11373 Cortez Boulevard, Brooksville, Florida 34613,  
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 of  
trustees.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$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, Florida, viz:

Condominium Unit No. 408 of HERNANDO MEDICAL CENTER  
CONDOMINIUM, as described in the Declaration of Condominium dated July  
19, 1990, filed July 27, 1990, and recorded in Official Record Book 788, Page  
262, and Amendment No. 1 filed in Official Record Book 792, page 974, and  
Amendment No. 2 filed in Official Record Book 1093, page 291, all of which  
are filed in the Public Records of Hernando County, Florida, being a portion of  
Tract 2, Oak Hill Hospital Plat I, recorded December 18, 1989 in Plat Book 24,  
Pages 19-20, of the Public Records of Hernando County, Florida, together with  
any limited common elements appurtenant thereto, and an undivided share in the  
common elements appurtenant thereto, as well as all tenements, hereditaments  
and appurtenances thereto belonging or in anywise appertaining.

Under the terms of the trust agreements, the trustees and their successors are  
hereby conferred with the power and authority to protect, conserve, sell, lease,  
encumber, convey, and otherwise manage and dispose of the above described  
property pursuant to the provisions of Section 689.071, Florida Statutes. The  
interest of any beneficiary hereunder is hereby defined and declared to be  
personal property only.

No consideration has or will be paid. This is a transfer into revocable trusts by the  
grantor/settlor of those trusts, and is exempt from documentary stamp tax.

Initials: \_\_\_\_\_

SS

The Grantors represent and warrant that the above-mentioned property does not and never has constituted the Grantors' homestead, nor has said property been contiguous to the Grantors' homestead, as said term is defined by the Florida Constitution and the laws of the State of Florida.

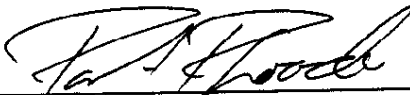
This legal description was provided by Grantors to the preparer of this document, and relied upon by the preparer. Title to this property has not been searched and is not guaranteed by the preparer of this document.

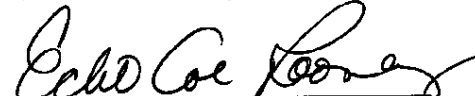
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

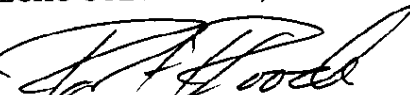
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except mortgages of record, easement common to the subdivision, and taxes accruing subsequent to December 31, 1997.

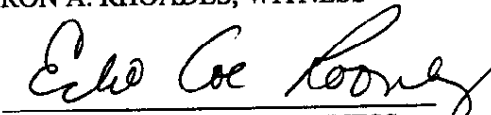
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:


  
\_\_\_\_\_  
RON A. RHOADES, WITNESS

  
\_\_\_\_\_  
ECHO COE ROONEY, WITNESS

  
\_\_\_\_\_  
RON A. RHOADES, WITNESS

  
\_\_\_\_\_  
ECHO COE ROONEY, WITNESS

  
\_\_\_\_\_  
SAMIR SHAKFEH  
11373 Cortez Boulevard, Suite 408  
Brooksville, Florida 34613

  
\_\_\_\_\_  
SAMAR SHAKFEH  
11373 Cortez Boulevard, Suite 408  
Brooksville, Florida 34613

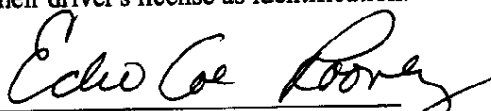
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18th day of March, 1998, by SAMIR M. SHAKFEH and SAMAR H. SHAKFEH, who have produced their driver's license as identification.



Echo Coe Rooney  
MY COMMISSION # CC695913 EXPIRES  
November 18, 2001

  
\_\_\_\_\_  
ECHO COE ROONEY, NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 11/18/01  
SEAL - COMMISSION #CC695913

Initials: \_\_\_\_\_

