

\*\* OFFICIAL RECORDS \*\*  
BK: 1227 PG: 375

FILE# 98-047378  
HERNANDO COUNTY, FLORIDA

RCD Oct 30 1998 03:00pm  
KAREN NICOLAI, CLERK

DEED DOC STAMPS 385.00  
10/30/98 Deputy Clk

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This instrument was prepared by and return to:  
WAYNE R. COULTER:nke  
DELZER & COULTER  
Attorneys at Law  
5428 Spring Hill Drive  
SPRING HILL, FLORIDA 34606-4559

Parcel ID No. R32-323-17-5020-0076-0130

Grantee S.S. No. \_\_\_\_\_  
Michael D Almeida

Grantee S.S. No. \_\_\_\_\_

(Space above this line for recording data.)

# WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

**This Indenture**, made this 2nd day of Oct, 1998, **Between** Henry J. Gschwend, An Unremarried Widower of the County of Hernando, State of FLORIDA, party of the first part, and Michael D Almeida, an married man whose post office address is 1252 Garrett Ave Spring Hill, Florida 34606 of the County of Hernando, State of Florida, party of the second part,

**Witnesseth** that said party of the first part, for and in consideration of the sum of \*\*\*\*\*TEN AND NO/100's\*\*\*\*\*Dollars, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 13, Block 76, SPRING HILL UNIT 2, as per plat thereof recorded in Plat book 7, pages 65-79, public records of Hernando County, Florida.

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 1998, and subsequent years.

and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the party of the first part has hereunto set his hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

Witness 1: [Signature]  
Printed: Theodore Craig

[Signature]  
Henry J. Gschwend

Witness 2: [Signature]  
Printed: Mary L. Gschwend Craig

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2 day of October, 1998, by Henry J. Gschwend, An Unremarried Widower, who is personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC  
Sign y [Signature] (Notary Seal)  
Print RUTH C SIMPSON  
My Commission Expires:

