

FILE# 98-055446
HERNANDO COUNTY, FLORIDA

For Recorders Use Only

SE Title R

WARRANTY DEED

RCD Dec 22 1998 09:55am
KAREN NICOLAI, CLERK

This WARRANTY DEED made the (1) 18th day of December, 1998 by
LeRoy A. Clark and Beverly J. Clark, husband and wife

Whose postoffice address is: 7218 Fitzpatrick Ave., Brooksville, FL 34613
herein after called the grantor, to
Robert E. Ballard

DEED DOC STAMPS 248.50
12/22/98 Deputy Clk

Whose postoffice address is: 7206 Fitzpatrick Ave., Brooksville, FL 34613
7206 Fitzpatrick Avenue, Brooksville, FL 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 and assigns of corporations)
WITNESSETH: That the grantor, for and in consideration of the sum of \$35,500.00 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, viz:

Lot 73, Block 3, BROOKRIDGE COMMUNITY, Unit No. 1, as per plat thereof as
recorded in Plat Book 13, Pages 51 through 52, Public Records of Hernando
County, Florida.

TOGETHER with that certain 1981 TWIN Doubliewide Mobile Home with
ID#239P11513A and 239P11513B

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 and assessments accruing subsequent to
December 31, 1997 and subject to restrictions, reservations, and easements of record.

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:

(3) Leigh Heckman
Witness Signature Only
Leigh Heckman

(2A) LeRoy A. Clark (SEAL)
LeRoy A. Clark

(2B) Beverly J. Clark (SEAL)
Beverly J. Clark

(4) Reginald Williams
Witness-Signature Only
Reginald Williams

(2C) _____ (SEAL)

(2D) _____ (SEAL)

Type or Print Name of Witness

State of (5) Florida

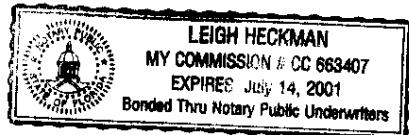
County of (6) Hernando

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before
me this (7) 18th day of December, 1998
by LeRoy A. Clark and Beverly J. Clark, husband and wife.
who has produced a drivers license as identification
and who did or did not take an oath.

(8) Leigh Heckman
Notary Public-Signature Only

Type or Print Name of Notary Public



My Commission expires: (9) _____

This instrument was prepared by and returned to Leigh Heckman of Spring Hill
Title Insurance Company, phone (352)683-8988, as a necessary
incident to the fulfillment of conditions contained in a Title Insurance
commitment issued by it. REF: File #9812145.