

This instrument prepared by:

Name: Cynthia T. Walsh an employee of  
GULF COAST TITLE  
CLOSINGS & ESCROW SERVICES, INC.  
Address: 490 Alternate 19  
Palm Harbor, Florida 34683  
(727) 784-6500/FAX 784-6523

Return to: GULF COAST TITLE  
CLOSINGS & ESCROW SERVICES, INC.  
FILE NO. 00-04017

Address: 490 Alternate 19  
Palm Harbor, Florida 34683

Property Appraisers Parcel Identification Number(s):  
R32-323-17-5200-1376-0050

**\*\* OFFICIAL RECORDS \*\***  
BK: 1341 PG: 1121

FILE# 2000-023745  
HERNANDO COUNTY, FLORIDA

RCD 05M 24 2000 10:22am  
KAREN NICOLAI, CLERK

DEED DOC STAMPS 665.00  
05/24/00 Deputy Clk

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made by and between **Robert E. McDowell and Alicia McDowell, his wife**, whose post office address is **5012 Heathmoore Drive, Columbus, OH 43220**, hereinafter called the grantor, and **Janet C. Elliott, a single woman**, whose post office address is **7041 Landover Blvd, Spring Hill, FL 34608** 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 \$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, State of **FLORIDA**, viz:

**Lot 5, Block 1376, SPRING HILL, UNIT #20**, according to the map or plat thereof as recorded in Plat Book 9, Pages 65 through 80, Public Records of Hernando County, Florida.

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.  
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with the 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, and hereby 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 **January 1<sup>st</sup>, 2000**. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature \_\_\_\_\_

Printed Signature \_\_\_\_\_

Signature \_\_\_\_\_

Printed Signature \_\_\_\_\_

Robert E. McDowell

Alicia McDowell

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19<sup>TH</sup> day of April, 2000 by **Robert E. McDowell and Alicia McDowell, his wife**, who are personally known to me or who produced DRIVERS LICENSES as identification and who did not take an oath.

Notary Public

My Commission Expires: 10-12-02

[seal]

