

6.00

**** OFFICIAL RECORDS ****
BK: 1373 PG: 559

FILE# 2000-048708
HERNANDO COUNTY, FLORIDA

RCD 10M 26 2000 10:46am
KAREN NICOLAI, CLERK

DEED DOC STAMPS 38.50
10/26/00 ~~XXX~~ Deputy C1k

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Sandra York
Southeast Title Insurance of the Suncoast, Inc.
5327 Commercial Way, Unit B105
Spring Hill, Florida 34606

Property Appraisers Parcel Identification (Folio) Numbers:

Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of October, A.D. 2000 by John Falcioni and Nancy Falcioni, his wife, herein called the Grantors, to Bobby Rupe and Mary Rupe, his wife, whose post office address is 2683 Danbury Court, Lake Orion, Michigan 48360, hereinafter called the Grantees:

(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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz:

Lot 3, Block 25, ROYAL HIGHLANDS, UNIT 2, as per plat thereof as recorded in Plat Book 11, Pages 61 - 71, Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2000 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1999.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Sidney Linnett

Witness #1 Printed Name

B E Linnett

Witness #2 Signature

Betty E. Linnett

Witness #2 Printed Name

COUNTRY
STATE OF CANADA
PROVINCE OF **ONTARIO**

CANADA
PROVINCE OF ONTARIO
CITY OF TORONTO
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

The foregoing instrument was acknowledged before me this 20th day of October, 2000 by John Falcioni and Nancy Falcioni who are personally known to me or have produced Ontario Drivers' License as identification.

SEAL

My Commission Expires:

INDEFINITE

John Falcioni L.S.
John Falcioni
267 McClellan Way, Aurora, Ontario, Canada L4G 6P2

Nancy Falcioni L.S.
Nancy Falcioni
267 McClellan Way, Aurora, Ontario, Canada L4G 6P2

David A. Tyler
Notary Signature David A. Tyler, Consul
of the United States of America
Printed Notary Signature