

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**Mary F. Fortier**  
CHELSEA TITLE OF THE NATURE COAST, INC.  
5455 SPRING HILL DRIVE, SUITE H  
SPRING HILL, FLORIDA 34606

**R**

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1424 PG: 74**

Property Appraisers Parcel Identification (Folio) Numbers:  
**R16-223-18-1362-0000-0290**  
Grantee SS #:

*W*

**FILE# 2001-025203**  
**HERNANDO COUNTY, FLORIDA**

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the **29th** day of **May, A.D. 2001** by **STEVE A. SOMODI**, unmarried widower and surviving spouse of **NANCY ANN SOMODI, deceased** herein called the grantor, to **DOROTHY TESTA KELLER, a married woman** whose post office address is **13287 Don Loop, Spring Hill FL 34609**, 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 **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 29, AMBER WOODS PHASE II, according to the map or plat thereof, as recorded in Plat Book 20, Pages 42 - 43, inclusive, Public Records of Hernando County, Florida.**

**SUBJECT to easements, restrictions and reservations of record and to taxes for the year 2001 and thereafter.**

Grantor(s) herein states that **Steve A. Somodi and Nancy Ann Somodi** were continuously married to each other from the date they acquired title to above described property until the death of said spouse.

**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/are 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 December 31, 2000.

**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:

*Mary F Fortier*  
Witness #1 Signature  
**MARY F. FORTIER**  
Witness #1 Printed Name

*Steve A. Somodi* L.S.  
**STEVE A. SOMODI**  
4471 Marlin Court, Spring Hill, FL 34606

*Selisa S Lister*  
Witness #2 Signature  
**Selisa S Lister**  
Witness #2 Printed Name

**RCD 05M 31 2001 04:07pm**  
**KAREN NICOLAI, CLERK**

**DEED DOC STAMPS 1119.30**  
**05/31/01 Deputy Clk**

**STATE OF FLORIDA**  
**COUNTY OF Hernando**

The foregoing instrument was acknowledged before me this **29th** day of **May, 2001** by **STEVE A. SOMODI** who is personally known to me or has produced *Di Lisa* as identification.

**SEAL**

*Mary F Fortier*  
Notary Signature  
**MARY F. FORTIER**  
Printed Notary Signature

My Commission Expires:

