

6.00

**** OFFICIAL RECORDS ****
BK: 1428 PG: 577

R:

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Barbara L. Stock
CHELSEA TITLE OF THE NATURE COAST, INC.
6451 TOUCAN TRAIL
SPRING HILL, FLORIDA 34607

FILE# 2001-027784
HERNANDO COUNTY, FLORIDA

RCD 06M 14 2001 09:04am
KAREN NICOLAI, CLERK

Property Appraisers Parcel Identification (Folio) Numbers:
R21 223 17 6062 0000 0430
Grantees SS #s:

DEED DOC STAMPS 476.00
06/14/01 [Signature] Deputy C1k

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1st day of June, A.D. 2001 by JOHN F. MARTIN and MARY C. MARTIN, husband and wife herein called the grantors, to **SHIRLEY J. BARRETT, a single woman, and GORDON E. BOEDO, a single man** whose post office address is **6422 Nature Preserve Lane, Spring Hill, FL. 34606,** 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 43, PINE GROVE VILLAGE AT TIMBER PINES, TRACT 6, UNIT 1-B, as per plat thereof, as recorded in Plat Book 18, Pages 25 thru 26 inclusive, of the Public Records of Hernando County, Florida.

SUBJECT to easements, restrictions and reservations of record and to taxes for the year 2001 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 is/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, 2000.

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:

[Signature: Barbara L. Stock]
Witness #1 Signature
BARBARA L. STOCK
Witness #1 Printed Name

[Signature: John F. Martin] L.S.
JOHN F. MARTIN
3656 SO. Belgrave Drive, Inverness, FL. 34452

[Signature: Therese M. Ellison]
Witness #2 Signature
Therese M. Ellison
Witness #2 Printed Name

[Signature: Mary C. Martin] L.S.
MARY C. MARTIN
3656 SO. Belgrave Drive, Inverness, FL. 34452

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this **1st day of June, 2001** by **JOHN F. MARTIN and MARY C. MARTIN** who are personally known to me or have produced [Signature: Driver's License] as identification.

SEAL

[Signature: Barbara L. Stock]
Notary Signature

Printed Notary Signature

My Commission Expires:

 **Barbara L. Stock**
Commission # **CC 976435**
Expires **Nov. 1, 2004**
Bonded Thru
Atlantic Bonding Co., Inc.