

This Document Prepared By and Return to:
Darryl W. Johnston
Johnston & Sasser, P.A.
29 S. Brooksville Avenue
Brooksville, FL 34601

Handwritten: R 10.50

**** OFFICIAL RECORDS ****
BK: 1429 PG: 1578

FILE# 2001-028759
HERNANDO COUNTY, FLORIDA

Parcel ID Number: R27 222 19 3020 0000 0160

RCD 06M 19 2001 03:04pm
KAREN NICOLAI, CLERK

Warranty Deed

This Indenture, Made this 18 day of June, 2001 A.D., Between
Robert A. Buckner

of the County of **Hernando**, State of **Florida**, grantor, and
Sun Fiberglass Products, Inc., a corporation existing under the laws of
the State of Florida
whose address is: **7397 South Suncoast Boulevard, Homosassa, FL 34446**

of the County of **Citrus**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Hernando** State of **Florida** to wit:

ALL that part of Lot 16, L.B. PARSON'S ADDITION TO BROOKSVILLE, as per plat thereof recorded in plat book 3, page 7, public records of Hernando County, Florida, lying North of the right of way of Brooksville-Dade City Road (Martin Luther King, Jr. Boulevard).

AND ALSO

DEED DOC STAMPS 3325.00
06/19/01 *JK* Deputy Clk

Beginning at the NE corner of Lot 16 of said L.B. PARSON'S ADDITION TO BROOKSVILLE, run West a distance of 167 feet; thence run North a distance of 80 feet; thence run East a distance of 241 feet; thence run South a distance of 266 feet; thence run West a distance of 74 feet; thence run North a distance of 186 feet to the Point of Beginning.

AND ALSO

Beginning at the NW corner of the South 1/2 of Lot 7 of said L.B. PARSON'S ADDITION TO BROOKSVILLE; thence run North on the West line of said Lot 7 to a point 30 feet North of the NW corner thereof; thence run West to the East right of way line of the Seaboard Air Line Railroad; thence run southeasterly along said right of way to its intersection with the North line of Lot 16 of said L.B. Parson's Addition to Brooksville; thence run East along the North line of said
(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: J.E. Johnston III
Witness

[Signature] (Seal)
Robert A. Buckner
P.O. Address: 11 North Main Street, Brooksville, FL 34601

[Signature]
Printed Name: Kimberly A. Grant
Witness

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 18 day of June, 2001 by
Robert A. Buckner

he is personally known to me.

[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

KIMBERLY A. GRANT
Notary Public - State of Florida
My Commission Expires May 21, 2002
Commission # CC744562

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Lot 16 to a point which is 167 feet West of the NE corner of said Lot 16; thence run North to the South line of said Lot 7; thence run East along the South line of said Lot 7 to the SE corner thereof; thence continue East to a point 30 feet East of the SE corner of said Lot 7; thence run North to a point 30 feet East of the NE corner of the South 1/2 of said Lot 7; thence run West to the Point of Beginning.

AND ALSO

ALL interest in the vacated streets contiguous to the above described property, as vacated in deed book 63, page 250, public records of Hernando County, Florida.

SUBJECT TO reservation of right of way to the State of Florida, as appears in deed book 80, page 394, public records of Hernando County, Florida.

SUBJECT TO mortgage in favor of Powell Properties II, Ltd., recorded in O.R. Book 1221, page 1457, public records of Hernando County, Florida, which is included in the Wraparound Purchase Money Mortgage of even date with this deed.

GRANTOR HEREIN CERTIFIES THE ABOVE PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD AS PROVIDED BY THE LAWS OF THE STATE OF FLORIDA AND GRANTOR DOES NOT RESIDE THEREON.