

This Instrument Prepared by:
KARIN HEIJMANS
ACTION TITLE SERVICES, INC.
3248 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
File Number: **0601200**
Parcel Number: **PARCEL # R32-323-17-5240-0812-0140** or KEY # 638572
(STATUTORY FORM - Section 689-02, F.S.)

FILE# **2001-033047**
HERNANDO COUNTY, FLORIDA

RCD 07M 13 2001 09:49am
KAREN NICOLAI, CLERK

WARRANTY DEED

THIS WARRANTY DEED, made this 30th day of JUNE, A.D. 2001, between

ARMAND ROA, JR. AND KATHERINE D. ROA, HIS WIFE

hereinafter called the Grantor(s), whose post office address is:
121 WILLIAM PENN DRIVE, MILFORD, PA 18337

DEED DOC STAMPS 73.50
07/13/01 Deputy Clk

and
IBIS BONICH, A SINGLE WOMAN, AND JOSEPHINE ALFONSO, A SINGLE WOMAN, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

hereinafter called the Grantee(s), whose post office address is:

5841 EAST CHARLSTON BLVD. STE 230-PMB 113, LAS VEGAS, NEVADA 89142

Grantee(s) Social Security #:

("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that certain parcel of land in the County of **HERNANDO** and State of Florida, to-wit:

LOT 14, BLOCK 812, SPRING HILL, UNIT 24, as per plat thereof recorded in Plat Book 10, Pages 53 - 60, Public Records of Hernando County, Florida.

BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 683, PAGE 1342, OF SAID PUBLIC RECORDS.

Subject property is vacant land.

ENTIRE PARCEL IS VACANT LAND AND IS NOT THE HOMESTEAD NOR CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

SUBJECT to easements, restrictions and reservations of records. And the same Grantor(s) do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 2001 and subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(Wit.)

Name:

FIRST WITNESS - PLEASE PRINT

(Wit.)

Name:

SECOND WITNESS - PLEASE PRINT

STATE OF PENNSYLVANIA
COUNTY OF PIKE

The foregoing instrument was acknowledged before me this 30 day of JUNE, 2001, by:
ARMAND ROA, JR. AND KATHERINE D. ROA, HIS WIFE

who acknowledged before me that he/she/they executed the foregoing document, and who

is/are personally known to me; OR

who has produced the following identification: PA License 2

NOTARY SIGNATURE

Name: ANTONETT NICHOLS

NOTARY PUBLIC - PLEASE PRINT

MY COMMISSION EXPIRATION & NUMBER: MAY 17, 04

(AFFIX NOTARY SEAL/STAMP ABOVE)

Notarial Seal
Antonett Nichols, Notary Public
Milford Boro, Pike County
My Commission Expires May 17, 2004
Member, Pennsylvania Association of Notaries