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**\*\* OFFICIAL RECORDS \*\***  
**BK: 1445 PG: 1044**

Prepared By & Return To:  
Gary N. Strohauser, Esquire  
BAXTER, STROHAUSER & MANNION, P.A.  
1150 Cleveland Street  
Suite 300  
Clearwater, Florida 33755

**FILE# 2001-038359**  
**HERNANDO COUNTY, FLORIDA**

**RCD 08M 10 2001 11:23am**  
**KAREN NICOLAI, CLERK**

**DEED DOC STAMPS 371.00**  
**08/10/01 de Deputy Clk**

PARCEL IDENTIFICATION: R22/318/02/3495/0000/0740

WARRANTY DEED

THIS INDENTURE made this 9th day of August, 2001, between SILVERTHORN ACQUISITION GROUP, LLC, a Florida Limited Liability Company, whose address is 11300 4th Street N., Suite 200, St. Petersburg, Florida 33716, party of the first part, and MITCHELL HUSARZ and EVA HUSARZ, husband and wife as Tenants by the Entirety as to an undivided 2/3 interest, and as Joint Tenants with Right of Survivorship with DIANE HUSARZ, a single woman, as to an undivided 1/3 interest, party of the second part, whose address is: 2396 East Orangehill Avenue, Palm Harbor, FL 34683.

W I T N E S S E T H:

THAT the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Hernando, State of Florida, to-wit:

LOT 74, SILVERTHORN PHASE 2B, according to the map or plat thereof as recorded in Plat Book 31, Pages 21 through 24, of the Public Records of Hernando County, Florida.

SUBJECT to easements, covenants and restrictions of record.

SUBJECT to taxes for 2001 and subsequent years.

AND the said party of the first part hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its respective officers and its corporate seal to be affixed the day and year first above written.

Signed, Sealed and Delivered  
In the Presence Of:

SILVERTHORN ACQUISITION GROUP, LLC,  
a Florida Limited Liability Company  
By: Community Investment Corporation,  
a Florida corporation, its Manager

Sign: Lana Cahill  
Print: Lana Cahill  
Sign: Patricia Scuderi  
Print: Patricia Scuderi

By: [Signature]  
DAVID M. FELICE, Vice President

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 9th day of August, 2001,  
before me personally appeared, DAVID M. FELICE, Vice President of  
Community Investment Corporation, a Florida corporation, the manager of  
SILVERTHORN ACQUISITION GROUP, LLC, a Florida Limited Liability Company  
to me known to be the person described in and who executed the foregoing  
conveyance and he acknowledged the execution thereof to be his free act  
and deed as such officer, for the uses and purposes therein mentioned;  
and that he affixed thereto the official seal of said corporation, and  
declared said instrument to be the act and deed of said corporation and  
who did take an oath.

WITNESS my hand and official seal at St. Petersburg, County of  
Pinellas, State of Florida, the day and year last aforesaid.

Sign: Lana Cahill  
Print: Lana Cahill  
Notary Commission No:

My Commission Expires:

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Lana Cahill  
MY COMMISSION # CC759215 EXPIRES  
November 2, 2002  
BONDED THRU TROY FAIN INSURANCE INC.