

6.00

**FILE# 2002-001241**  
**HERNANDO COUNTY, FLORIDA**

This instrument prepared by:  
Frederick J. Kramer, Esq.  
640 Fulton Street  
Farmingdale, New York 11735

**R**

**RCD 01M 08 2002 09:28am**  
**KAREN NICOLAI, CLERK**

**DEED DOC STAMPS 0.70**  
**01/08/02 Deputy Clk**

**WARRANTY DEED**  
(Statutory Form—Section 689.02 F.S.)

**This Indenture**, made this 27 Day of February, 2001 **Between** BLANCHE COOGAN,  
surviving tenant by the entirety, residing at 10 Joseph Court, Farmingdale,

of the County of Nassau, State of New York, grantor,

and LINDA B. WHALEN, as Trustee of the BLANCHE COOGAN FAMILY TRUST, dated February 1, 2001, a New York State trust, and any amendments thereto, for the benefit of BLANCHE COOGAN

**Witnesseth:** That said grantor, for and in consideration of the sum of -----\$00.00-----  
NO CONSIDERATION

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 49, Timber Pines, Tract 39, as per Plat thereof recorded in Plat Book 22, Pages 30-32, Public Records of Hernando County, Florida.  
Property address is: 7278 Prince George Ct., Spring Hill, Florida 34606-7029

GRANTOR confers on the Trustees the Power and Authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property, described herein, it being the intention of Grantor in Florida Statute 689.0712 (10).

\*Please see language at bottom of deed conveying equitable interest.  
The above described property is not the homestead of the Grantor, whose legal address is:

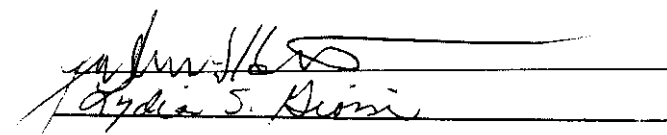
Blanche Coogan: 10 Joseph Court, Farmingdale, New York 11735

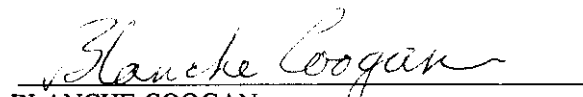
**PARCEL IDENTIFICATION # R22-223-17-6390-0000-0490**

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.  
Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.  
\*\*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence.

  
STATE OF NEW YORK  
COUNTY OF NASSAU

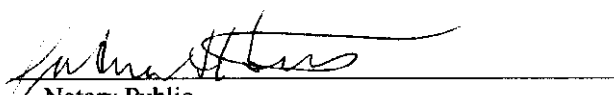
  
BLANCHE COOGAN

I hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BLANCHE COOGAN

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she Executed the same.

**Witness:** my hand and official seal in the County and State last aforesaid this 1st Day of February in the year Two Thousand One.

Grantee Taxpayer I.D. No.  
LINDA B WHALEN, TR. 11-16554562

  
Notary Public  
My commissions expires:

\* Grantor reserves the right to reside upon any real property placed in this trust as their permanent residence during their lives. It is the intent of this provision to retain for the grantor the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.