

This Instrument Prepared by:  
WAYNE VON DREELE  
President of Maronda Homes, Inc.  
200 WEST FIRST ST.  
SANFORD, FL 32771  
File Number: 1101203  
Parcel Number: R32 323 17 55070 0345 0270 or 260265

**\*\* OFFICIAL RECORDS \*\***  
BK: 1493 PG: 1919

FILE# 2002-004130  
HERNANDO COUNTY, FLORIDA



12-6-02

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 28 day of December, A.D. 2001

between

**MARONDA HOMES, INC. OF FLORIDA, a Florida Corporation**

having its principal place of business at: 8100 EAST BROADWAY AVENUE, SUITE. F, TAMPA, FLORIDA, 33619,  
a Corporation operating under the laws of the State of Florida, hereinafter called the grantor, to

**WILLIAM A. GRANT and KELLY GRANT, HIS WIFE**

whose postoffice address is: **9120 VICKSBURG RD, SPRING HILL FL 34608**

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

**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 27, BLOCK 345, SPRING HILL, UNIT 7, as per plat thereof recorded in Plat Book 8, Pages 11 - 24, Public Records of Hernando County, Florida.**

BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 1404, PAGE 819, OF SAID PUBLIC RECORDS.

SUBJECT to easements, restrictions and reservations of records. And the same Grantor do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said GRANTOR, and that said land is free of all encumbrances except for taxes and assessments for the year 2002 and subsequent years.

**IN WITNESS WHEREOF**, Grantor has caused these present to be executed in its name, by its proper officer thereunto duly authorized the day and year first above written.

**MARONDA HOMES, INC. OF FLORIDA**

CORPORATE SEAL

Linda Van Gorder (First Wit) Robert E. Meadows (Seal)  
**ROBERT E. MEADOWS, Vice President**

Name: Linda Van Gorder  
Please print

RCD 01M 22 2002 02:13pm  
KAREN NICOLAI, CLERK

(Second Wit) Donna M. Almeida  
Name: Donna M Almeida  
Please print

DEED DOC STAMPS 623.00  
01/22/02 de Deputy Clk

STATE OF **FLORIDA**  
COUNTY OF **HERNANDO**

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared:

**MARONDA HOMES, INC. OF FLORIDA BY:  
ROBERT E. MEADOWS, VICE PRESIDENT**

who acknowledged before me that he is the officer as stated of the corporation named as grantor in the foregoing deed, who  is/are personally known to me;

or \_\_\_\_\_ who has produced the following identification: \_\_\_\_\_

and that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal this 28 day of December, 2001.

Linda Van Gorder  
NOTARY PUBLIC  
Name: \_\_\_\_\_

Please print  
My Commission Expires: 4-16-02  
My Commission Number: 00734595  
(Affix Notary Seal/Stamp Above)

