

Deed

**** OFFICIAL RECORDS ****
BK: 1501 PG: 424

THIS INSTRUMENT PREPARED BY AND RETURN TO:

R: **John A. Mince**
GULFSIDE TITLE OF THE NATURE COAST, INC
13175 SPRING HILL DRIVE
SPRING HILL, FLORIDA 34609
02-101BB
Property Appraisers Parcel Identification (Folio) Numbers:
R01-221-17-3400-0171-0120
Grantees SS #s:

FILE# 2002-008687
HERNANDO COUNTY, FLORIDA

RCD 02M 13 2002 04:21pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 59.50
02/13/02 Deputy C1k

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **6th** day of **February, A.D. 2002** by **Pantelis P. Kalintsis and Fani Kalintsis, husband and wife** herein called the grantors, to **Ana Claflin and Terry Claflin, husband and wife** whose post office address is **14121 Kulig Court, Hudson, FL 34674**, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Hernando County, State of Florida**, viz:

Lot 12, Block 171, ROYAL HIGHLANDS UNIT NO. 9, according to the Plat thereof, as recorded in Plat Book 12, Page 16 through 28 inclusive, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2001 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Signature
Nicole Brazeeau

Witness #1 Printed Name

Gerard McDonald

Witness #2 Signature
GERARD MC DONALD

Witness #2 Printed Name

[Signature]

L.S.
Pantelis P. Kalintsis
42 Willsteven Drive, Scarborough, Ontario, Canada M1G 1C4

[Signature]

L.S.
Fani Kalintsis
42 Willsteven Drive, Scarborough, Ontario, Canada M1G 1C4

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of Feb, 2002 by Pantelis P. Kalintsis and Fani Kalintsis who is personally known to me or has produced _____ as identification.

[Signature]

Notary Signature
B. Thorburn

Printed Notary Signature



upon my death