

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DAVID R. CARTER, P.A.
DAVID R. CARTER, P.A.
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606

FILE# 2002-029105
HERNANDO COUNTY, FLORIDA

RCD 05M 22 2002 04:27p
KAREN NICOLAI, CLERK

Property Appraisers Parcel Identification (Folio) Numbers: R03-223-18-2400-0000-0480

DEED DOC STAMPS 770.00
05/22/02 *AD* **Deputy Clk**

SPACE ABOVE THIS LINE FOR RECORDING DATA

pb-w
THIS WARRANTY DEED, made the 24th day of April, A.D. 2002 by WAYNE E. BOYD and MARIA M. BOYD, HIS WIFE, herein called the grantors, to RALPH MONACO, JR. and MARY BETH MONACO, HIS WIFE whose post office address is 6045 CARTWRITE ROAD, BROOKSVILLE, FL 34613, 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:

The Northerly 205.20 feet of Tract 48, of unrecorded plat of Hernando Highlands, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of Section 2, Township 23 South, Range 18 East, Hernando County, Florida; run thence N 89 degrees 55'38" E along the South line of the NW 1/4 of said Section 2, a distance of 1985.25 feet; thence N 00 degrees 05'42" E a distance of 339.90 feet to the POINT OF BEGINNING; Thence continue N 00 degrees 05'42" E a distance of 340.00 feet; thence S 89 degrees 55' 05" W a distance of 661.88 feet; thence S 00 degrees 05'05" W a distance of 340.00 feet; thence N 89 degrees 55' 05" E a distance of 661.81 feet to the POINT OF BEGINNING; Less the East 25.00 feet thereof.

Subject to easements, restrictions and reservations of record and to taxes for the year 2002 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 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:

Melissa M. DelaRosa
Witness #1 Signature

Melissa M. DelaRosa
Witness #1 Printed Name

[Signature]
Witness #2 Signature

[Signature]
Witness #2 Printed Name

Wayne E. Boyd L.S.
WAYNE E. BOYD

11003 CANARY AVENUE, BROOKSVILLE, FL 34613

Maria M. Boyd L.S.
MARIA M. BOYD

11003 CANARY AVENUE, BROOKSVILLE, FL 34613

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 24th day of April, 2002 by WAYNE E. BOYD and MARIA M. BOYD who are personally known to me or have produced *FL Dr. Lic* as identification.

SEAL

[Signature]
Notary Signature

Printed Notary Signature

My Commission Expires:

File # 02JR0354

NOTARY PUBLIC
COMMISSION # 0000000000
EXPIRES 05/22/02
DAVID R. CARTER, P.A.

