

356-50K
p. 6-00

**** OFFICIAL RECORDS ****
BK: 1634 PG: 1918

THIS INSTRUMENT PREPARED BY AND RETURN TO:

FILE# 2003-013526
HERNANDO COUNTY, FLORIDA

R COURTESY TITLE INC.
24704 State Road 54
Lutz, Florida 33559

RCD 03M 06 2003 08:12am
KAREN NICOLAI, CLERK

Property Appraisers Parcel Identification (Folio) Numbers:

R28-222-18-3040-00A0-0150

Grantees SS #s:

DEED DOC STAMPS 350.00
03/06/03 *[Signature]* Deputy Clk

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **2nd** day of **August, A.D. 2002** by **Kirby Champion and Judy Champion, his wife**, herein called the grantors, to **Steven Carlsen and Elizabeth Carlsen, husband and wife** whose post office address is 1334 Chambard St, 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:

Lot 15, Block A, POTTERFIELD GARDEN ACRES, according to the map or plat thereof as recorded in Plat Book 5, Pages 20-1 through 20-3, 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 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: **AS TO ALL GRANTORS:**

Carolyn L. Mahoney
Witness #1 Signature
Carolyn L. Mahoney
Witness #1 Printed Name
[Signature]
Witness #2 Signature
Dan DeKroyer
Witness #2 Printed Name

Kirby Champion L.S.
Kirby Champion
14112 Hexam Road, Brooksville, FL 34613
Judy Champion L.S.
Judy Champion
14112 Hexam Road, Brooksville, FL 34613

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this **2nd** day of **August, 2002** by Kirby Champion and Judy Champion who are personally known to me or have produced FL DLs as identification.

SEAL

Carolyn L. Mahoney
Notary Signature
Printed Notary Signature

My Commission Expires:  Carolyn L. Mahoney
Commission # CC 882121
Expires Nov. 1, 2003
Bonded Thru
Atlantic Bonding Co., Inc.