

FILE# 2003-032708  
HERNANDO COUNTY, FLORIDA

This instrument Prepare By:  
John M. Keller, Esquire  
Merritt & Keller  
Post Office Box 428  
Brooksville, Florida 34605-0428  
(352) 796-9380

R-1050

RCD 05M 22 2003 09:44am  
KAREN NICOLAI, CLERK

**WARRANTY DEED**

THIS INDENTURE made this 23<sup>rd</sup> day of April, 2003, by **MARY ANN STANKINAS**, as **GRANTOR**; and **JONNY O. STANKINAS** and **MARY ANN STANKINAS**, Husband and Wife, whose address is 511 Marne Highway, Hainesport, New Jersey 08036-2629, as **GRANTEE**. The terms "Grantor" and "Grantee" are hereinafter used for masculine, feminine, neuter, singular, or plural, as the context requires.

DEED DOC STAMPS 0.70  
05/22/03 Deputy Clk

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of LOVE & AFFECTION and other valuable considerations, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged by the Grantor, has granted, bargained, and sold to the Grantee, and the Grantee's heirs, successors, and assigns forever, the land situate, lying, and being in Hernando County, State of Florida, and described as follows:

**Lot 11, Block 57, BROOKRIDGE COMMUNITY, UNIT 4, according to the plat thereof recorded in Plat Book 16, at page 14, public records of Hernando County, Florida. TOGETHER with that doublewide mobile home, described as a 1981 Twin Manor, ID Nos.: T247P10752A and T247P10752B.**

Key No.: 00600111 F Parcel ID # R27 222 18 1474 0570 0110

This conveyance by Grantor is to convey her undivided one-half interest in said property to herself and her Husband to create a Joint Tenancy by the Entirety with respect to said property.

The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

**This instrument was prepared from information furnished by its parties. Title research or other assurance of title was neither requested from nor performed or given by the law offices of Merritt & Keller.**

Signed, sealed and delivered in the presence of:

*Merritt Keller*  
Witness *Vallette Keller*

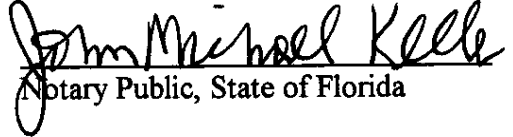
*Mary Ann Stankinas*  
MARY ANN STANKINAS

*John Michael Keller*  
Witness *John Michael Keller*

STATE OF FLORIDA  
COUNTY OF HERNANDO

BEFORE ME, the undersigned authority, on the 23<sup>rd</sup> day of April, 2003, in the County and State aforementioned, personally appeared MARY ANN STANKINAS, the person who, first being by me duly sworn, deposed and said upon said person's oath that said person is the person described in and who executed the foregoing Warranty Deed, that said person executed same for the purposes therein stated, and with the intent to be thereby bound. Said person is either personally known to me or produced identification satisfactory to me (if said person produced identification, same is described as follows: NEW JERSEY Driver's License).

My Commission Expires:

  
Notary Public, State of Florida



STA04223.dee