

114
6.00

**** OFFICIAL RECORDS ****
BK: 1703 PG: 637

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Cynthia Brundage
Clear Title of Hernando, Inc.
8221 River Country Drive
Spring Hill, Florida 34607

FILE# 2003-049648
HERNANDO COUNTY, FLORIDA

RCD 07M 31 2003 09:51am
KAREN NICOLAI, CLERK

Property Appraisers Parcel Identification (Folio) Numbers:
R02-223-17-3245-0005-0090/796507

Grantees SS #s:

DEED DOC STAMPS 133.00
07/31/03 *[Signature]* Deputy Clk

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **30th** day of **July**, A.D. 2003 by **John T. Flannery and Rebecca L. Flannery, his wife**, herein called the grantors, to **Daniel L. Hurst, Sr. and Cherrill Hurst, husband and wife** whose address is **1411 Kingsway Rd., Gate #3637, Brandon, FL 33510**, 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 9, Block 5, River Country Estates, According to the plat thereof, as recorded in Plat Book 17, Pages 1-7, Public Records of Hernando County, Florida. .ENDIF

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, 2003.

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

Albert I. Roberts Jr.
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Evelene A. Sheldon
Witness #2 Printed Name

[Signature] L.S.
John T. Flannery
86 Theresa Blvd., Binghamton, NY 13901

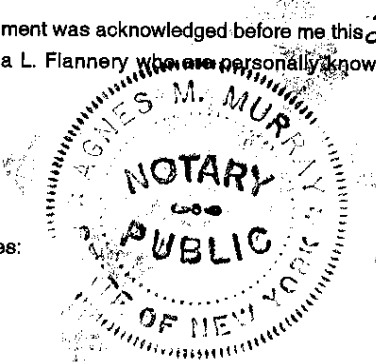
[Signature]
Rebecca L. Flannery
86 Theresa Blvd., Binghamton, NY 13901

STATE OF New York
COUNTY OF Braome

The foregoing instrument was acknowledged before me this 24th day of July, 19 2003 by John T. Flannery and Rebecca L. Flannery who are personally known to me or have produced _____ as identification.

SEAL

My Commission Expires:
5/23/06



[Signature]
Notary Signature
AGNES M. MURRAY
Notary Public, State of New York
No. 0164800120
Residing in Braome County
My commission expires May 23, 2006