

This Instrument Prepared by:
Lilian Ann Leigh
ACTION TITLE SERVICES, INC.
3248 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
File Number: **0803263**
Parcel Number: **Parcel# R 01-221-17-3330-0205-0130** or Key# 755178

**** OFFICIAL RECORDS ****
BK: 1741 PG: 82

FILE# 2003-068667
HERNANDO COUNTY, FLORIDA

R

(STATUTORY FORM - Section 689-02, F.S.)

RCD 10M 10 2003 11:59am
KAREN NICOLAI, CLERK

WARRANTY DEED

YB N6.W

THIS WARRANTY DEED, made this 3rd day of Oct., A.D. 2003, between

LAURA E. COOMES, a single woman

hereinafter called the Grantor,
whose post office address is: 7304 BELVEDERE TERRACE, NEW PORT RICHEY, FL 34655
and

JOSEPH A. PHILLIPS and VERONICA PHILLIPS, husband and wife

whose mailing address is: **5066 Gaston Street Weeki Wachee, FL 34607**

Grantees Social Security #

hereinafter called the Grantees, ("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that Certain parcel of land in the County of **HERNANDO** and State of Florida, to-wit:

LOT 13, BLOCK 205, ROYAL HIGHLANDS, UNIT NO. 4, as per plat thereof recorded in Plat Book 12, Pages 33 - 44, Public Records of Hernando County, Florida.

BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 1338, PAGE 1300, OF SAID PUBLIC RECORDS.

Subject property is vacant land.

ENTIRE PARCEL IS VACANT LAND AND IS NOT THE HOMESTEAD NOR CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

SUBJECT to easements, restrictions and reservations of records. And the same Grantor do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 2002 and subsequent years.

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

Laura E. Coomes (Seal)
LAURA E. COOMES

(Wit.) *Tracey D Hansen*

Name: **TRACEY D HANSEN**
FIRST WITNESS - PLEASE PRINT

_____ (Seal)

(Wit.) _____
Name: *Carmine L Maglione*
SECOND WITNESS - PLEASE PRINT
CARMINE L MAGLIONE

DEED DOC STAMPS 91.00
10/10/03 *px* Deputy Clk

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3rd day of October, 2003, by:
LAURA E. COOMES, a single woman

who acknowledged before me that he/she/they executed the foregoing document, and who
is/are personally known to me; OR

who has produced the following identification: FDLDC520525646490

Susanne K Dimitrie
NOTARY SIGNATURE
Name: **Susanne K Dimitrie**
NOTARY PUBLIC - PLEASE PRINT



Susanne K Dimitrie
My Commission DD206953
Expires July 30, 2007

MY COMMISSION EXPIRATION AND NUMBER:
(AFFIX NOTARY SEAL/STAMP ABOVE)