

**PREPARED BY & RETURN TO:**  
**DAVID R. CARTER, P.A.**  
**5308 SPRING HILL DRIVE**  
**SPRING HILL, FL 34606**  
**TELEPHONE: (352) 686-6278**  
**FILE NO: 2003-0576-GG/SH**

**FILE# 2003-070455**  
**HERNANDO COUNTY, FLORIDA**

**RCD 10M 17 2003 02:51pm**  
**KAREN NICOLAI, CLERK**

**WARRANTY DEED**

**DEED DOC STAMPS 0.70**  
**10/17/03 *de* Deputy Clk**

19.50  
THIS INDENTURE, executed this 28<sup>th</sup> day of July, 2003, between **THOMAS RICHMOND**, correctly known as **TOMMY L. RICHMOND**, a single man, whose post office address is 4287 Bayridge Court, Spring Hill, Florida 34606, as **GRANTOR\***, and **TOMMY L. RICHMOND AS TRUSTEE OF THE RICHMOND FAMILY TRUST DATED July 28**, 2003, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property as described below, whose post office address is 4287 Bayridge Court, Spring Hill, Florida 34606, as **GRANTEE\***.

**WITNESSETH:** that said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever the following described land, situate, lying and being in **HERNANDO COUNTY, FLORIDA**, to-wit:

**TAX PARCEL #R32-323-17-5260-1766-0130**  
**Lot 13, Block 1766, Spring Hill, Unit 26, as per plat thereof recorded in Plat Book 10, Pages 77-85, Public Records of Hernando County, Florida.**

-and-

**SEE EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN.**

With the written acceptance by Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of TRUSTEE'S death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid trust have been complied with. Evidence of a Trustee's death shall consist of a certified copy of said Trustee's death certificate. Evidence of a Trustee's disability shall consist of a licensed physician's affidavit establishing that said Trustee is incapable of performing his/her duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the said Trustee. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth above.

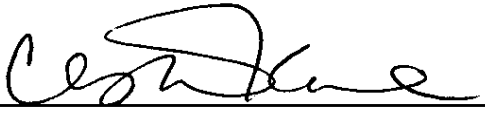
\*"Grantor", "Grantee", and "Trustee" are used for singular or plural, as the context requires.

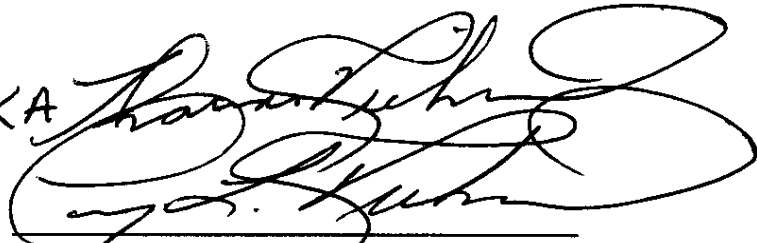
The Settlor of the above-mentioned Trust shall be entitled to the use and occupancy of all real property transferred to the Trust; said Settlor retains the possessory rights to all such property (including any homestead property), and Settlor shall retain all beneficial interest in all such real

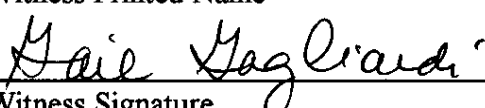
property for the balance of Settlor's life, such interest being hereby declared to be "equitable title to real estate" as that term is employed in S.6, Art. VII of the State Constitution and pursuant to Florida Statutes 196.041(2) or successor statute for the purposes of qualifying for homestead tax exemption; along with any and all other exemptions permitted by law.

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

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Witness Signature  
Christina Kane

CKA   
\_\_\_\_\_  
THOMAS RICHMOND  
cka TOMMY L. RICHMOND

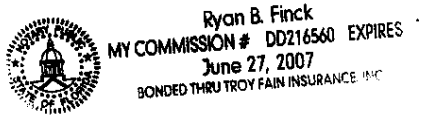
\_\_\_\_\_  
Witness Printed Name  
  
\_\_\_\_\_  
Witness Signature  
Gail Gagliardi  
\_\_\_\_\_  
Witness Printed Name


\*\* OFFICIAL RECORDS \*\*  
BK: 1744 PG: 754

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared, **THOMAS RICHMOND, cka TOMMY L. RICHMOND**, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. I have relied upon a driver's license as identification, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of July, 2003.



  
\_\_\_\_\_  
Notary Public  
Printed/Typed/Stamped Name  
Commission Expiration  
Commission Number

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.

**EXHIBIT "A"**

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1744 PG: 755**

**GRANTOR WARRANTS THAT THE FOLLOWING-DESCRIBED PROPERTIES ARE NOT GRANTOR'S HOMESTEAD, AND ARE NOT NOW AND NEVER HAVE BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD.**

**TAX PARCEL #R32-323-17-5260-1677-0110**

**Lot 11, Block 1677, Spring Hill, Unit 25, as per plat thereof recorded in Plat Book 10, Pages 61-76, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5240-1612-0010**

**Lot 1, Block 1612, Spring Hill, Unit 24, as per plat thereof recorded in Plat Book 10, Pages 53-60, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5180-1228-0180**

**Lot 18, Block 1228, Spring Hill, Unit 18, as per plat thereof recorded in Plat Book 9, Pages 47-59, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32 323 17 5020 0082 0040**

**Lot 4, Block 82, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5020-0080-0170**

**Lot 17, Block 80, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5020-0098-0160**

**Lot 16, Block 98, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5250-1688-0030**

**Lot 3, Block 1688, Spring Hill, Unit 25, as per plat thereof recorded in Book 10, Pages 61-76, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5250-1677-0120**

**Lot 12, Block 1677, Spring Hill, Unit 25, as per plat thereof recorded in Plat Book 10, Pages 61-76, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5140-0912-0090**

**Lot 9, Block 912, Spring Hill, Unit 14, as per plat thereof recorded in Plat Book 9, Pages 7-9, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5020-0118-0130**

**Lot 13, Block 118, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.**

**TAX PARCEL #R32-323-17-5020-0087-0290**

Lot 29, Block 87, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.

**TAX PARCEL #R32-323-17-5020-0067-0060**

Lot 6, Block 67, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.

**TAX PARCEL #R32-323-17-5020-0084-0180**

Lot 18, Block 84, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.

**TAX PARCEL #R32-323-17-5250-1673-0020**

Lot 2, Block 1673, Spring Hill, Unit 25, as per plat thereof recorded in Plat Book 10, Pages 61-76, Public Records of Hernando County, Florida.

**TAX PARCEL #R32-323-17-5020-0065-0360**

Lot 36, Block 65, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65, Public Records of Hernando County, Florida.

**TAX PARCEL #R32-323-17-5250-1720-0120**

Lot 12, Block 1720, Spring Hill, Unit 25, as per plat thereof recorded in Plat Book 10, Pages 61-76, Public Records of Hernando County, Florida.

**TAX PARCEL #R32-323-17-5020-0083-0120**

Lot 12, Block 83, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.

**TAX PARCEL #R32-323-17-5020-0132-0050**

Lot 5, Block 132, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.

**TAX PARCEL #R32-323-17-5050-0125-0180**

Lot 18, Block 125, Spring Hill, Unit 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.

**TAX PARCEL #R01-221-17-3340-0273-0150**

Lot 15, Block 273, Royal Highlands, Unit 5, as per plat thereof recorded in Plat Book 12, Pages 45-59, Public Records of Hernando County, Florida.

**TAX PARCEL #R01-221-17-3357-5550-0140**

Lot 14, Block 555, Royal Highlands, Unit 7, as per plat thereof recorded in Plat Book 12, Pages 83-110, Public Records of Hernando County, Florida.

All subject to easements, restrictions and reservations of record and subject to taxes and assessments for the year 2003 and thereafter.