

1/4 6.00

**** OFFICIAL RECORDS ****
BK: 1759 PG: 564

FILE# 2003-078856
HERNANDO COUNTY, FLORIDA
RCD 11M 19 2003 02:20pm
KAREN NICOLAI, CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DAVID R. CARTER, P.A.
DAVID R. CARTER, P.A.
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606

DEED DOC STAMPS 575.40
11/19/03 02 **Deputy Clk**

R

Property Appraisers Parcel Identification (Folio) Numbers:R32-323-17-5250-1747-0040

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of **October, A.D. 2003** by **RICHARD M. EDWARDS** and **DENISE M. EDWARDS, HIS WIFE**, herein called the grantors, to **EDWARD C. JONES** and **NOVELYN M. JONES, HIS WIFE** whose post office address is **9344 RIVER ROAD, SPRING HILL, FLORIDA 34608**, 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, allens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **HERNANDO County, State of Florida**, viz:

LOT 4, BLOCK 1747, SPRING HILL, UNIT 25, as per plat thereof recorded in Plat Book 10, Pages 61-76, Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 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, 2002.

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:

Gail Gagliardi
Witness #1 Signature

Gail Gagliardi
Witness #1 Printed Name

JR DeMint-Reynolds
Witness #2 Signature

JR DeMint-Reynolds
Witness #2 Printed Name

Richard M. Edwards L.S.
RICHARD M. EDWARDS

4456 ESSEX LANE, SPRING HILL, FLORIDA 34606

Denise M. Edwards L.S.
DENISE M. EDWARDS

4456 ESSEX LANE, SPRING HILL, FLORIDA 34606

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this **30th** day of **October, 2003** by **RICHARD M. EDWARDS** and **DENISE M. EDWARDS** who are personally known to me or have produced FL Dr Lic. as identification.

SEAL



J R DeMint Reynolds
MY COMMISSION # **DD083050** EXPIRES
January 9, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

JR DeMint Reynolds
Notary Signature

My Commission Expires:

Printed Notary Signature