

PREPARED BY AND RETURN TO:
DAVID ALLEN BUCK
Attorney at Law
13127 Spring Hill Drive
Spring Hill, FL 34609

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**** OFFICIAL RECORDS ****
BK: 1761 PG: 1214

FILE# 2003-080275
HERNANDO COUNTY, FLORIDA

Parcel No. R32 323 17 5020 0085 0090

WARRANTY DEED

RCD 11M 25 2003 11:46am
KAREN NICOLAI, CLERK

THIS INDENTURE, made this 7th day of November, 2003, BETWEEN,
WARREN R. BROCKER and BRED A M. BROCKER, His Wife, of the County of Hernando,
State of Florida, as GRANTORS*, whose address is 4119 Castle Avenue, Spring
Hill, FL 34609; and,

WARREN R. BROCKER and BRED A M. BROCKER, His Wife, as Trustees of "THE WARREN
R. BROCKER and BRED A M. BROCKER TRUST AGREEMENT DATED JUNE 14, 2001", 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 described below, and with MATTHEW MALONEY, SR. to be the Successor
Trustee, of the aforesaid Trust, upon the death, disability, or resignation
of WARREN R. BROCKER and BRED A M. BROCKER, whose post office address is:
4119 Castle Avenue, Spring Hill, FL 34609, of the County of Hernando, State
of Florida, GRANTEE*

The Grantors shall be entitled to the use and occupancy of all real property
transferred to the Trust; the Grantors retain the possessory rights to all
such property (including any homestead property), and the Grantors shall
retain all beneficial interest in all such real property for the balance of
Grantor's lives, 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.

WITNESSETH that said grantors, for and in consideration of the sum of TEN AND
00/100 DOLLARS, and other good and valuable consideration to said Grantors in
hand paid by said Grantees, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said Grantees, and Grantees' heirs and
assigns forever the following described land, situate, lying and being in
Hernando County, Florida, to-wit:

Lot 9, Block 85, Spring Hill Unit 2, as per plat thereof recorded in
Plat Book 7, Pages 65-79, of the Public Records of Hernando County,
Florida.

Subject to easements and restrictions of record. **DEED DOC STAMPS 0.70**
11/25/03 *SP* Deputy Clk

Subject to taxes and assessments for the year 2003 and thereafter.

The written acceptance by MATTHEW MALONEY, SR. recorded among the public
records of the County where the real property described above is located,
together with evidence of WARREN R. BROCKER and/or BRED A M. BROCKER'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 WARREN R. BROCKER and/or BRED A M. BROCKER'S death shall consist
of a certified copy of their death certificate. Evidence of disability shall
consist of a licensed physician's affidavit establishing that WARREN R.
BROCKER and/or BRED A M. BROCKER are incapable of performing their duties as
Trustees of the aforesaid Trust. Evidence of WARREN R. BROCKER and/or BRED A

M. BROCKER'S resignation shall consist of a resignation, duly executed and acknowledged by her. The Successor Trustee shall have the same powers granted by WARREN R. BROCKER and BRED A M. BROCKER, the original Trustee, as set forth above.


Said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

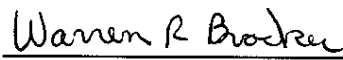
*"Grantor", "Grantee", and "Trustee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

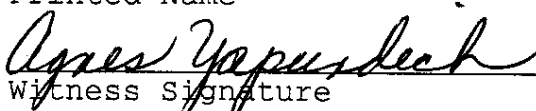
Signed, sealed and delivered
in the presence of:

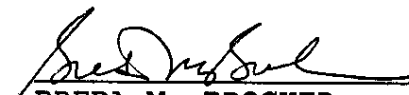
**** OFFICIAL RECORDS ****
BK: 1761 PG: 1215


Witness Signature


WARREN R. BROCKER
4119 Castle Avenue
Spring Hill, FL 34609

ELIZABETH DIULIO
Printed Name


Witness Signature
AGNES YAPUNDICH
Printed Name


BRED A M. BROCKER
4119 Castle Avenue
Spring Hill, FL 34609


STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared WARREN R. BROCKER and BRED A M. BROCKER, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of November, 2003.



Elizabeth Diulio
My Commission DD196629
Expires March 26, 2007


NOTARY PUBLIC

CERTIFICATE

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.