

RR1050
2/7 10:50
3:00 Judy

**** OFFICIAL RECORDS ****
BK: 1754 PG: 1035

THIS INSTRUMENT PREPARED BY AND RETURN TO:

FILE# 2003-076092
HERNANDO COUNTY, FLORIDA

CHELSEA TITLE OF THE NATURE COAST, INC.
3439 DELTONA BOULEVARD
SPRING HILL, FLORIDA 34606

RCD 11M 10 2003 09:57am
KAREN NICOLAI, CLERK

Property Appraisers Parcel Identification (Folio) Numbers:
R32-323-17-5210-1452-0080
Grantees SS #s:

DEED DOC STAMPS 658.00
11/10/03 *de* Deputy Clk

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the ^{27th} day of October, A.D. 2003 by FLORENCE P. HUMPHRIES, IND & AS TRUSTEE, UNDER FLORENCE P. HUMPHRIES TRUST AGREEMENT DATED JUNE 15, 1989, AS TO 1/2 INTEREST, and APRIL KELSCH, AS SUCCESSOR TRUSTEE, UNDER THE ROBERT H. HUMPHRIES TRUST AGREEMENT DATED JUNE 15, 1989, AS TO 1/2 INTEREST herein called the grantors, to JOHN EDWARD BAKER and PATRICIA A. BAKER, husband and wife whose post office address is 8446 BRAGANZA STREET, SPRING HILL, FL 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, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in HERNANDO County, State of Florida, viz:

Lot 8, Block 1452, SPRING HILL, UNIT 21, a Subdivision according to the Plat thereof, recorded in Plat Book 9, Pages 81 thru 96, of the Public Records of Hernando County, Florida.

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

AS TO APRIL KELSCH, AS TRUSTEE OF THE ROBERT H. HUMPHRIES TRUST

Grantors hereby certify that the above described property is not the Grantors constitutional homestead as made and provided by the Laws of the State of Florida, and is not now and never has been contiguous to the Grantors homestead.

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 is/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:

Barbara L. Stock
Witness #1 Signature
BARBARA L. STOCK
Witness #1 Printed Name

Jean M. Edler
Witness #2 Signature
JEAN M. EDLER
Witness #2 Printed Name

Florence P. Humphries L.S.
FLORENCE P. HUMPHRIES, IND & AS TRUSTEE
3140 FOREST ROAD, APT. 380, SPRING HILL, FL 34606

DEED DOC STAMPS 0.70
12/01/03 *JP* Deputy Clk

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this **31st** day of **October, 2003** by FLORENCE P. HUMPHRIES, IND & AS TRUSTEE, and ~~APRIL KELSCH, AS SUCCESSOR TRUSTEE~~ who are personally known to me or have produced *Driver's License* as identification.

SEAL



Barbara L. Stock
Commission # CC 976435
Expires Nov. 1, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Barbara L. Stock
Notary Signature

Printed Notary Signature

My Commission Expires:
File # **03339BS3**

THIS DEED IS BEING RE-RECORDED TO ADD COMMISSION
EXPIRING DATE TO NOTARY.

**** OFFICIAL RECORDS ****
BK: 1762 PG: 1025

FILE# 2003-080872
HERNANDO COUNTY, FLORIDA

RCD 12M 01 2003 11:19am
KAREN NICOLAI, CLERK

** OFFICIAL RECORDS **
BK: 1762 PG: 1826

** OFFICIAL RECORDS **
BK: 1754 PG: 1036

WITNESSES:

✓ Lorraine Crozier
LORRAINE CROZIER
PRINT NAME:

✓ April Kelsch as successor trustee
APRIL KELSCH, AS SUCCESSOR of the Robert
TRUSTEE OF THE ROBERT H. HUMPHRIES
HUMPHRIES TRUST Trust

✓ Robert Schwarzenbek
PRINT NAME:

STATE OF NEW JERSEY
COUNTY OF Union

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared APRIL KELSCH, AS SUCCESSOR TRUSTEE OF THE ROBERT H. HUMPHRIES TRUST, executed the same, that I relied upon the following form Driver's License, of identification of the above-named person, and that an oath was taken.

Witness my hand and official seal in the county and State last aforesaid this 27th day of October, A.D. 2003.

✓ Dawn Marie Fabre
Notary Signature

✓ Dawn Marie Fabre
Printed Notary Signature

Commission EXPIRES: 11-1-2005