

WARRANTY DEED
INDIVID. TO INDIVID.

Record and Return to AND This Instrument prepared by:
Michele M. Calderon an employee of
Gulf Coast Title Co., Inc.
111 N. Main St., Brooksville, FL 34601
incidental to the issuance of a title insurance policy.
File Number: **T-63517**



Property Appraisers Parcel ID/Folio Number(s):
R22 223 17 6390 0000 0490
Grantee's S.S. #'s:

**** OFFICIAL RECORDS ****
BK: 1784 PG: 1645

FILE# 2004-004649
HERNANDO COUNTY, FLORIDA

RCD 01M 23 2004 03:26pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 959.00
01/23/04 Deputy Clk

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 17 day of January, 2004,
by **Linda B. Whalen, as Trustee of the Blanche Coogan Family Trust dated February 1, 2001,**
whose post office address is **25 Aster Place, Brewster, New York 10509-9804**, hereinafter called the Grantor,
to **Edward Pesaresi, a single person, as Trustee of the Edward Pesaresi Revocable Trust***
whose post office address is **7278 Prince George Court, Spring Hill, Florida 34606**, hereinafter called the
Grantee. ***dated November 27, 2001**

(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, wherever the context so admits or requires)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 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 49, Timber Pines, Tract 39, as per plat thereof recorded in plat book 22, page 30 through 32, public records of Hernando County, Florida.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida.

See Attached Exhibit "A" for pertinent Trust Information

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 Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants 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, 2003, and subject to Covenants, Restrictions, and Easements of record, if any.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

1) *Daniel S. Diven*
Witness Signature Daniel S. Diven
Printed Name:

Linda B. Whalen, Trustee
Signature
Printed Name **Linda B. Whalen, Trustee**

2) *Daniel J. Whalen*
Witness Signature Daniel J. Whalen
Printed Name:

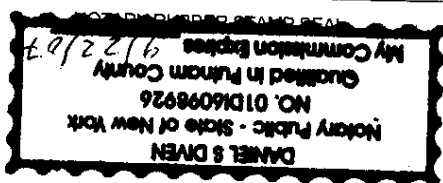
Witness Signature
Printed Name:

Signature
Printed Name

Witness Signature
Printed Name:

STATE OF New York
COUNTY OF Fulton

This foregoing instrument was acknowledged before me this 17 day of January, 2004, by **Linda B. Whalen, as Trustee of the Blanche Coogan Family Trust dated February 1, 2001**. Said person(s) is/are personally known to me, or has/have produced NYS Drivers License as identification.



My Commission Expires:

Daniel S. Diven
Notary Signature
Printed Name

Exhibit "A"

Trust Information

With the 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 herein.

Granting to and subject to the rights of Edward Pesaresi, a single person, as Trustee of the Edward Pesaresi Revocable Trust dated November 27, 2001 to occupy and possess said property so as to comply with F.S. Section 196.041, such that said beneficial interest and possessory right constitutes in all respects "equitable title to real estate" as the term is used in Section 6, Article VII of the Constitution of the State of Florida.