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**** OFFICIAL RECORDS ****
BK: 1799 PG: 1869

This Document is Prepared By and Return to:
Southern Security Title Services, Inc.
11035 Spring Hill Drive
Spring Hill, FL 34608
Audra Chandler

FILE# 2004-013485
HERNANDO COUNTY, FLORIDA

Parcel ID Number: R32 323 175010 0039 0300
Grantee #1 TIN:
Grantee #2 TIN:

RCD 03M 02 2004 12:39pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 490.00
03/02/04 Deputy Clk

6.00
490.00
496.00

Warranty Deed

This Indenture, Made this **27th** day of **February**, 2004 A.D., Between
Scott Wern and Elizabeth A. Wern, his wife

of the County of **Hernando**, State of **Florida**,
Beverly A. Sanford, a single woman, grantors, and

whose address is: **6318 Airmont Drive, Spring Hill, FL 34606**

of the County of **Hernando**, State of **Florida**,
grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Hernando** State of **Florida** to wit:
Lot 30, Block 39, of SPRING HILL, Unit 1, as per plat thereof, as recorded in Plat Book 7, Pages 53 through 64, of the Public Records of Hernando County, Florida.

Subject to current taxes, easements and restrictions of record.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Audra Chandler
Audra Chandler
Witness

Scott Wern
Scott Wern (Seal)
P.O. Address: 6318 Airmont Drive, Spring Hill, FL 34606

Maureen Russell
Printed Name: **Maureen Russell**
Witness

Elizabeth A. Wern
Elizabeth A. Wern (Seal)
P.O. Address: 6318 Airmont Drive, Spring Hill, FL 34606

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this **27th** day of **February**, 2004 by
Scott Wern and Elizabeth A. Wern, his wife

who are personally known to me or who have produced their **Florida driver's license** as identification

AUDRA CHANDLER
Notary Public, State of Florida
My Commission Expires: 12/28/04

Audra Chandler
Audra Chandler
Notary Public
My Commission Expires: **12/28/04**