

110.52
This Instrument Prepared by:
P.A. BUCHTAN
ACTION TITLE SERVICES, INC.
3248 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
File Number: **0104302**
Parcel Number: **Parcel# R 32-323-17-5080-0429-0090** or Key# 273867

**** OFFICIAL RECORDS ****
BK: 1802 PG: 855

FILE# 2004-014765
HERNANDO COUNTY, FLORIDA

(STATUTORY FORM - Section 689-02, F.S.)

RCD 03M 05 2004 04:24pm
KAREN NICOLAI, CLERK

WARRANTY DEED

THIS WARRANTY DEED, made this 26th day of February, A.D. 2004, between

ERIC J. BOGNETTI and DONALD A. BOGNETTI AND DONNA A. BOGNETTI, his wife, joint tenants with full rights of survivorship

hereinafter called the Grantors,

whose post office address is: 18406 OAKWAY DRIVE, HUDSON, FL 34667

and

JOHN MCCLOUD, a married man

DEED DOC STAMPS 66.50
03/05/04 JEP Deputy Clk

whose mailing address is: **12460 SPRING HILL DRIVE, SPRING HILL, FL 34609**

Grantee Social Security #

hereinafter called the Grantee, ("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that Certain parcel of land in the County of **HERNANDO** and State of Florida, to-wit:

LOT 9, BLOCK 429, SPRING HILL, UNIT 8, as per plat thereof recorded in Plat Book 8, Pages 27 - 37, Public Records of Hernando County, Florida.

BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 1359, PAGE 144, OF SAID PUBLIC RECORDS.

Subject property is vacant land.

ENTIRE PARCEL IS VACANT LAND AND IS NOT THE HOMESTEAD NOR CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

SUBJECT to easements, restrictions and reservations of records. And the same Grantors do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 2004 and subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(Wit.) P.A. Buchtan

Name: Peggy A. Buchtan
FIRST WITNESS - PLEASE PRINT

(Wit.) Melissa Preston

Name: Melissa Preston
SECOND WITNESS - PLEASE PRINT

(Wit.) P.A. Buchtan

Name: Peggy A. Buchtan
Please print

(Wit.) Melissa Preston

Name: Melissa Preston
Please print

Eric J. Boggetti (Seal)
ERIC J. BOGNETTI

Donald A. Boggetti (Seal)
DONALD A. BOGNETTI

Donna A. Boggetti (Seal)
DONNA A. BOGNETTI

____ (Seal)

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26th day of February 2008, by:
ERIC J. BOGNETTI and DONALD A. BOGNETTI

who acknowledged before me that he/she/they executed the foregoing document, and who

X is/are personally known to me; OR

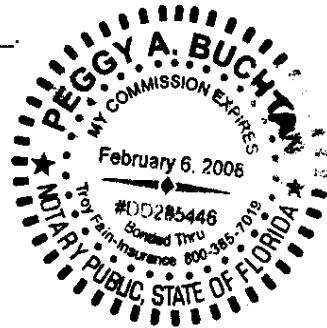
X who has produced the following identification: FL D/L'S

Peggy A. Buchtan
NOTARY SIGNATURE
Name: Peggy A. Buchtan

NOTARY PUBLIC - PLEASE PRINT

MY COMMISSION EXPIRATION & NUMBER:

(AFFIX NOTARY SEAL/STAMP ABOVE)



STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26th day of February 2008, by:
DONNA A. BOGNETTI, his wife joint tenants with full rights of survivorship

who acknowledged before me that he/she/they executed the foregoing document, and who

 is/are personally known to me;

OR

X who has produced the following identification: FL D/L

Peggy A. Buchtan
Name: Peggy A. Buchtan

NOTARY PUBLIC - PLEASE PRINT

My Commission Expiration & Number:

(Affix Notary Seal/Stamp Above)

