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3.00 Indef

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THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**Walta Lateer**  
CHELSEA TITLE OF THE NATURE COAST, INC.  
5455 Spring Hill Drive  
Spring Hill FL 34606

Property Appraisers Parcel Identification (Folio) Numbers:  
**R32-323-17-5210-1442-0670**  
Grantees SS #s:

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1807 PG: 1833**

**FILE# 2004-017894**  
**HERNANDO COUNTY, FLORIDA**

**RCD 03M 18 2004 03:15pm**  
**KAREN NICOLAI, CLERK**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 12<sup>th</sup> day of **March, A.D. 2004** by **JOSE R. COLON and ANTONIA COLON**, husband and wife, **INDIVIDUALLY AND AS TRUSTORS AND TRUSTEES OF THE JOSE R. COLON AND ANTONIA COLON FAMILY TRUST DATED APRIL 21, 1995** herein called the grantors, to **ELIGIO BURGOS and ANA BURGOS**, joint tenants with full rights of survivorship whose post office address is **3310 Deltona Blvd, 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 67, Block 1442, SPRING HILL, UNIT 21, according to the map or plat thereof, as recorded in Plat Book 9, Pages 81 THROUGH 96, inclusive, Public Records of Hernando County, Florida.**

**SUBJECT to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.**

**DEED DOC STAMPS 147.00**  
**03/18/04** KG **Deputy Clk**

**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, 2003.

**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:

✓ Raymond Mubi  
Witness #1 Signature  
RAYMOND MUBI  
Witness #1 Printed Name  
✓ Mary S. S. S.  
Witness #2 Signature  
MARY S. S. S.  
Witness #2 Printed Name

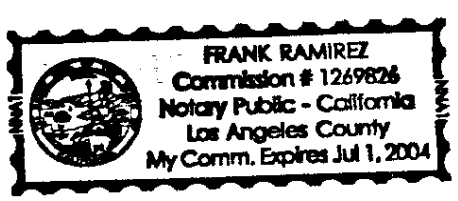
Jose R. Colon **L.S.**  
**JOSE R. COLON** Individually and as Trustors  
22139 Rashdall Avenue, Carson, CA 90745 and Trustees  
of the Jose  
R. Colon and Antonia Colon Family Trust  
Dated April 21, 1995  
Antonia Colon **L.S.**  
**ANTONIA COLON** Individually and as  
22139 Rashdall Avenue, Carson, CA 90745 Trustors and  
Trustees of  
the Jose R. Colon and Antonia Colon Family  
Trust Dated April 21, 1995

**STATE OF CALIFORNIA**  
**COUNTY OF** Los Angeles

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of MARCH, 20 04 by Jose R. Colon and Antonia Colon, Individually and as Trustors and Trustees of The Jose R. Colon and Antonia Colon Family Trust Dated April 21, 1995 who is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

My Commission Expires:



Frank Ramirez  
Notary Signature  
FRANK RAMIREZ  
Printed Notary Signature