

7/19

THIS INSTRUMENT PREPARED AND RETURN TO:
NICOLE McCORMICK
BROOKRIDGE TITLE, INC.
13175 SPRING HILL DRIVE
SPRING HILL, FLORIDA 34609
031042BB
Property Appraisers Parcel Identification (Folio) Numbers:
R27-222-18-1476-0350-0340
Grantees SS #s:

R

Doc# 2004032731
Hernando County, Florida
05/13/2004 10:19AM
KAREN NICOLAI, Clerk

INDEXING FEE \$ 13.00
RECORDING \$ 29.00
MODERNIZATION TRUST FUND \$ 4.00
DEED DOC STAMP \$ 539.00
05/13/2004 *[Signature]* Deputy Clk

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the _____ day of April, A.D. 2004 by PAUL D. FAIR and EUGENE M. FAIR, and SETH A. CARNEY and TARA L. CARNEY, and JOSEPH TODD FRANZELLO AND KEVIN R. FRANZELLO AND DORIS E. FRANZELLO, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE, a/k/a DORIS E. KURTZ, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DORIS E. BLEVINS. herein called the grantors, to DAVID M. MANOWSKI and CAROL E. MANOWSKI, his wife whose post office address is ~~1025 SOUTH BEACH ST, APT 281, DAYTONA BEACH, FLORIDA 32114~~ * 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)

*410 TUDOR WAY, PORT ORANGE, FLORIDA 32129

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 34, BLOCK 35, BROOKRIDGE COMMUNITY, UNIT SIX, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 51 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

Grantors hereby warrant that the property described in this instrument is not their constitutional homestead as provided by the Florida Constitution and is not contiguous to their homestead. Grantor's homestead address as follows: Paul D. Fair: 2352 C Cypress Cove, Hernon, VA 20171, Eugene M. Fair: 1522 Walnut Street, Apt. B, Woodbridge, VA 22191, Seth A. Carney: 4913 Wolf Run Shoals Road, Woodbridge, VA 22192, Tara L. Carney: 17 Cardinal Drive, Front Royal, VA 22630, Joseph Todd Franzello: 8000 Clifton Street, Manassas, VA 20109, Kevin R. Franzello: 8216 Mac Beth Street, Manassas, VA 20110, Doris E. Franzello: 12804 Bristow Road, Nokesville, VA 20181.

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:

[Signature]
Witness #1 Signature

ANN SAID
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Bryna Bloomquist
Witness #2 Printed Name

[Signature] L.S.
PAUL D. FAIR
12804 BRISTOW ROAD, NOKESVILLE, VIRGINIA 20181

STATE OF VIRGINIA
COUNTY OF PRINCE WILLIAM

The foregoing instrument was acknowledged before me this 30th day of APRIL, 2004 by PAUL D. FAIR and who is personally known to me or has produced Driver's License as identification.

SEAL

My Commission Expires: 3/31/06

[Signature]
Notary Signature
JUDY K. FAGGARD
Printed Notary Signature

Signed, sealed and delivered in the presence of:

[Signature]
WITNESS # 1 SIGNATURE

ANN SAID
WITNESS # 1 PRINTED NAME

[Signature]
WITNESS # 2 SIGNATURE

Bryan Bloomer
WITNESS # 2 PRINTED NAME

[Signature]

EUGENE M. FAIR
1522 WALNUT STREET, Apt. B
WOODBIDGE, VA 22191

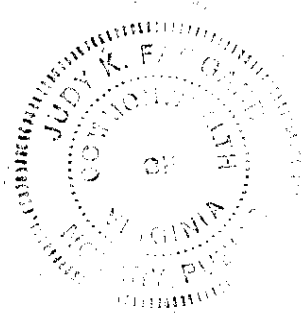
STATE OF VIRGINIA

COUNTY OF PRINCE WILLIAM

The foregoing instrument was acknowledged before me this 30th day of APRIL, 2004, by EUGENE M. FAIR who is personally known to me or has produced DRIVERS LICENSE as identification.

My commission Expires: 3/31/06

[Signature]
Notary Signature
JUDY K. FACCARD
Printed Notary Signature



Signed, sealed and delivered in the presence of:

Phyllis Lewis
WITNESS # 1 SIGNATURE

Phyllis Lewis
WITNESS # 1 PRINTED NAME

Seth A. Carney

SETH A. CARNEY
4913 WOLF RUN SHOALS ROAD
WOODBIDGE VA 22192

L. Maffei
WITNESS # 2 SIGNATURE

L. MAFFEI
WITNESS # 2 PRINTED NAME

STATE OF VIRGINIA

COUNTY OF ARLINGTON

The foregoing instrument was acknowledged before me this 29 day of
APRIL, 2004, by SETH A. CARNEY
who is personally known to me or has produced PERSONALLY KNOWN as
identification.

My commission Expires: 12/31/04

Lynn M. Kristianson
Notary Signature

LYNN M. KRISTIANSON
Printed Notary Signature



Signed, sealed and delivered in the presence of:

Robin Moxley
WITNESS # 1 SIGNATURE

Robin Moxley
WITNESS # 1 PRINTED NAME

Tara L. Carney

TARA L. CARNEY
17 CARDINAL DRIVE
FRONT ROYAL, VA 22630

Cynthia P Rhodes
WITNESS #2 SIGNATURE

Cynthia P Rhodes
WITNESS #2 PRINTED NAME

STATE OF VIRGINIA

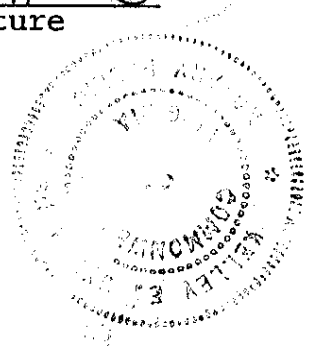
COUNTY OF Warren

The foregoing instrument was acknowledged before me this 29TH day of
APRIL, 2004, by TARA L. CARNEY
who is personally known to me or has produced Virginia Drivers License as
identification.

My commission Expires:
JANUARY 31, 2005

Kelley E Williams
Notary Signature

Kelley E. Williams
Printed Notary Signature



Signed, sealed and delivered in the presence of:

Janet Walker
WITNESS # 1 SIGNATURE

Janet Walker
WITNESS # 1 PRINTED NAME

Joseph Todd Franzello
JOSEPH TODD FRANZELLO
8000 CLIFTON STREET
MANASSASA, VA 20109

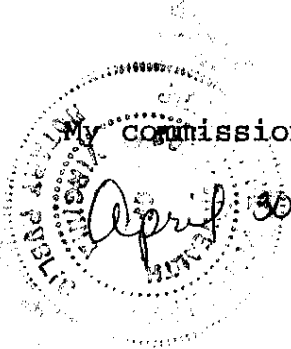
Antonia S. Conway
WITNESS #2 SIGNATURE

Antonia S. Conway
WITNESS #2 PRINTED NAME

STATE OF VIRGINIA

COUNTY OF Prince William

The foregoing instrument was acknowledged before me this 29th day of APRIL, 2004, by JOSEPH TODD FRANZELLO who is personally known to me or has produced Drivers License as identification.



My Commission Expires:

April 30, 2007

Jeanette Phillips
Notary Signature

Jeanette Phillips
Printed Notary Signature

Signed, sealed and delivered in the presence of:

Danna Brent
WITNESS # 1 SIGNATURE

DANNA BRENT
WITNESS # 1 PRINTED NAME

[Signature]

KEVIN R. FRANZELLO
8216 MAC BETH STREET
MANASSAS, VA 20110

[Signature]
WITNESS #2 SIGNATURE

Roger A Cassell
WITNESS #2 PRINTED NAME

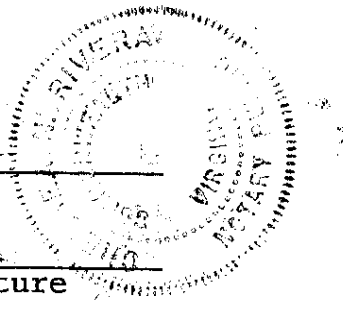
STATE OF VIRGINIA

COUNTY OF Prince William

The foregoing instrument was acknowledged before me this 27 day of APRIL, 2004, by KEVIN R. FRANZELLO who is personally known to me or has produced VADL T62-76-1436 as identification.

My commission Expires:
My Commission Expires December 31, 2007

[Signature]
Notary Signature
CHRISTINA RIVERA
Printed Notary Signature



Signed, sealed and delivered in the presence of:

Donna Brent
WITNESS # 1 SIGNATURE

DONNA BRENT
WITNESS # 1 PRINTED NAME

MA Bull
WITNESS #2 SIGNATURE

Roger A Cassell
WITNESS #2 PRINTED NAME

Doris Franzello-----

DORIS E. FRANZELLO aka Doris E. Kurtz, Individually and as Personal Representative of The Estate of Doris E. Blevins.

STATE OF VIRGINIA

COUNTY OF Prince William

The foregoing instrument was acknowledged before me this 27 day of APRIL, 2004, by DORIS E. FRANZELLO aka Doris E. Kurtz * who is personally known to me or has produced VADL 228-15-0940 as identification.

*Individually and as Personal Representative of The Estate of Doris E. Blevins.

My commission Expires:

My Commission Expires December 31, 2007

[Signature]
Notary Signature

CHRISTEN N. RIVERA
Printed Notary Signature

