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Prepared by and return to:
Sandra Meeker

McClain & Alfonso, P.A.
37908 Church Avenue
Dade City, FL 33525

File Number: 04-0237
Will Call No.:

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Hernando County, Florida
05/19/2004 3:19PM
KAREN NICOLAI, Clerk

RECORDING \$ 9.00
MODERNIZATION TRUST FUND\$ 1.50
DEED DOC STAMP \$ 63.00
05/19/2004 *gel* Deputy Clk

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Warranty Deed

This Warranty Deed made this 17th day of May, 2004 between Vorsheck Family Limited Partnership, a ^{DELAWARE} ~~Florida~~ limited partnership whose post office address is 9293 Winfield Drive, Weeki Wachee, FL 34613, grantor, and Orlando Valdes and Clotilde Valdes, husband and wife whose post office address is 4823 Foxshire Circle, Tampa, FL 33624, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

Lot 1, Block J, RIDGE MANOR WEST ADDITION NO. 1, according to the map or plat thereof as recorded in Plat Book 16, Page 70, Public Records of Hernando County, Florida.

Parcel Identification Number: R32-122-21-1003-00J0-0010

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; that the grantor hereby fully 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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

13. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:
- a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
 - b. Seller's U.S. Taxpayer Identification Number is 22-3657952.
 - c. Seller's address is: 9293 Winfield Drive, Weeki Wachee, FL 34613.
 - d. No other persons or entities have an ownership interest in the above described property.

Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

14. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing McClain & Alfonso, P.A. and Attorneys' Title Insurance Fund, Inc. to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds McClain & Alfonso, P.A. and Attorneys' Title Insurance Fund, Inc. harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

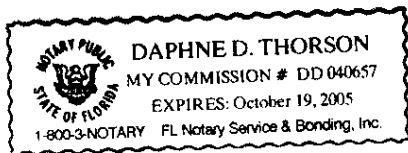
Vorsheck Family Limited Partnership, a Florida limited partnership

By: *William Vorsheck*
William Vorsheck

State of Florida
County of Hernando

The foregoing instrument was sworn to and subscribed before me this 13 day of May, 2004 by William Vorsheck on behalf of Vorsheck Family Limited Partnership, a Florida limited partnership. He is personally known to me or has produced FL V622930 35 059-0 as identification.

[Notary Seal]



Daphne D Thorson
Notary Public
Printed Name: Daphne D Thorson
My Commission Expires: 10/19/05