

Return to: FL18040139  
NORTH AMERICAN TITLE COMPANY  
4251 MARINER BOULEVARD  
SPRING HILL, FL. 34609

This Instrument Prepared By:  
DEBBIE MELGAREJO  
NORTH AMERICAN TITLE COMPANY  
4251 MARINER BOULEVARD

SPRING HILL, FL. 34609

Property Appraisers Parcel Identification (Folio) Number: R26-222-17-2297-00A0-0170

OFFICIAL RECORDS  
BK: 1847 PG: 690

Doc# 2004038987  
Hernando County, Florida  
06/02/2004 11:53AM  
KAREN NICOLAI, Clerk

INDEXING FEE	\$	1.00
ADDL RECORDING FEE	\$	4.00
RECORDING	\$	5.00
MODERNIZATION TRUST FUND	\$	1.00
DEED DOC STAMP	\$	671.38
06/02/2004		

*Deputy Clk*

*10.00*  
*1.00*

**This Warranty Deed** Made this 14th day of May, 2004

by RAMONA M. BLOOM a/k/a RAMONA BLOOM HEIDELBACH, Individually and as Trustee of the EUGENE M. BLOOM AND RAMONA M. BLOOM JOINT REVOCABLE TRUST AGREEMENT DATED JUNE 17, 1992 hereinafter called the grantor(s), to

KENNETH J. BRUST and LYND A. BRUST, HUSBAND AND WIFE

whose post office address is 18800 BONNIE DRIVE, SPRING HILL, FL. 34610

hereinafter called the grantee:

(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 grantor(s), for and in consideration of the sum of \$10.00 (ten) 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 17, Block "A", HEATHER WALK MULTIPLE FAMILY P.D.P, Block C, a subdivision according to the plat thereof, as recorded in Plat Book 17, Pages 66 through 67, of the Public Records of Hernando County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2004 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Debbie Melgarejo*  
Signature

*Debbie Melgarejo*  
Printed Signature

*Susan E. Garrett*  
Signature

*Susan E. Garrett*  
Printed Signature

Signature

Printed Signature

Signature

Printed Signature

STATE OF: Florida  
COUNTY OF: HERNANDO

The foregoing instrument was acknowledged before me this 14th day of May, 2004 by RAMONA M. BLOOM a/k/a RAMONA BLOOM HEIDELBACH, Individually and as Trustee of the EUGENE M. BLOOM AND RAMONA M. BLOOM JOINT REVOCABLE TRUST AGREEMENT DATED JUNE 17, 1992 hereinafter called the grantor(s), who produced a *drivers license* as identification and who take an oath.

*Ramona M. Heidelberg*  
Signature

RAMONA M. HEIDELBACH AS TRUSTEE

Printed Signature

*422 Candlestone Ct, Spring Hill, FL 34609*  
Address

Address

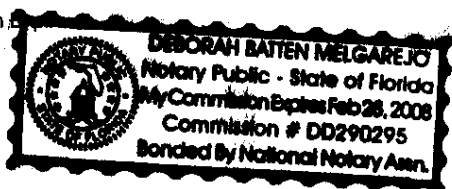
Signature

Printed Signature

Address

Address

My Commission Expires



*Deborah Batten Melgarejo*  
Notary Signature Notary Public, State and County Aforesaid  
*Deborah Batten Melgarejo*  
Printed Notary Signature