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Doc# 2004040007
Hernando County, Florida
06/07/2004 11:07AM
KAREN NICOLAI, Clerk

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Sherry M. Newgent
Linsky & Reiber Real Estate & Title Services
26650 Wesley Chapel Blvd., Ste D
Lutz Fl 33559

Property Appraisers Parcel Identification (Folio) Number: R04 222 18 2420 0000 0530

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1st day of June, 2004 by Bert Nickerson and Edith Nickerson, husband and wife, herein called the grantors, to Thomas W. Leavens III and Victoria K. Leavens, husband and wife whose post office address is 12070 Eskimo Curlew Road , Weeki Wachee, FL 34614, 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)

W I T N E S S E T H: 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 53, ROYAL HILLS SUBDIVISION, according to the map or plat thereof, as the same is recorded in Plat Book 16, Pages 8-13 inclusive, of the Public Records of Hernando County, Florida.
Together with a 2003 MERT Mobile Home ID #FLHML3B155726914A and #FLHML3B155726914B, Title #0088083253 and #0088083200, RP #12180541 and #12180542

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

ADDL RECORDING FEE	\$	8.00
RECORDING	\$	9.00
MODERNIZATION TRUST FUND	\$	1.50
DEED DOC STAMP	\$	989.30
06/07/2004		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 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:

William W. Strand Jr.
Witness #1 Signature

William W. Strand Jr.
Witness #1 Printed Name

Howell E. Donaldson
Witness #2 Signature

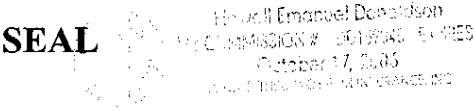
Howell E. Donaldson
Witness #2 Printed Name

Bert Nickerson
Bert Nickerson
4204 Tipperary Lane, Brooksville Fl 34601

Edith Nickerson
Edith Nickerson
4204 Tipperary Lane, Brooksville Fl 34601

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 1st day of June, 2004 by Bert Nickerson and Edith Nickerson who are personally known to me or have produced FDL as identification.



Howell E. Donaldson
Notary Public
Howell E. Donaldson
Printed Notary Name

My Commission Expires: 11/17/06