3101 Spring Hill DR. R Spring Hill, FL. 34609

Prepared by and return to:

Juris Title of Hernando Inc. 5811 Memorial Hwy suite 107 Tampa, FL 33615 352-684-7700

File Number: Champlain404

Will Call No.:

Doc# 2004047922 Hernando County, Florida 97/07/2884 18:38AM KAREN NICOLAI, Clerk

MUDERNIZATION BOCC/COURT TEC		1.99 2.99	
MOD FUND/COURT	TECHNOLOG	1.90	
FACC/CCIS RECORDING	0	0.10 5.00	
DEED DOC STAMP		797.30	
07/97/2004	70	Deputy	Clk

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this day of , between Hartland Homes, Inc. a Florida corporation whose post office address is 12126 Linden Dr, Spring Hill, FL 34608, grantor, and Micah S Kohlas, a single man and Viviana A David, a single woman whose post office address is 4710 Bridgewater Club Loop, Spring Hill, FL 34607, 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 14, BLOCK 903, SPRING HILL, UNIT 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES84 THROUGH 100, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel Identification Number: R32 323 17 5130 0903 0140

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 .

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

sealed and deliv ered in our presence:

MY COMMISSION # DD148197 EXPIRES
September 14, 2006
BONDED THRU TROY FAIN INSURANCE INC

Blaise Ingoglia, President Hartland Homes, Inc.

State of Florida County of Hernando

itness

The foregoing instrument was acknowledged before me this day of by Blaise Ingoglia, President of Hartland Homes, Inc., who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

(Seal)