

Doc# 2004060184
Hernando County, Florida
08/18/2004 9:06AM
KAREN NICOLAI, Clerk

RETURN TO: Mr. and Mrs. Marshall L. Maeder
R 11275 Beaverbank Street
Brooksville, FL 34614

MODERNIZATION TRUST FUND\$	1.50
BOCC/COURT TECHNOLOGY \$	4.00
MOD FUND/COURT TECHNOLOGY\$	3.00
FACC/CCIS \$	0.20
RECORDING \$	9.00
DEED DOC STAMP \$	0.70
08/18/2004	<i>gdf</i> Deputy Clk

PROPERTY APPRAISERS

PARCEL ID NO: R25 222 18 3100 0000 0830

WARRANTY DEED OFFICIAL RECORDS
BK: 1885 PG: 1093

THIS INDENTURE, made this 19th day of July, 2004, between MARSHALL L. MAEDER and MARLENE R. MAEDER, GRANTOR, and MARSHALL L. MAEDER and MARLENE MAEDER, as Trustees under The Maeder Family Revocable Trust dated July 19, 2004, GRANTEE, whose post office address is 11275 Beaverbank Street, Brooksville, FL 34614.

WITNESSETH that said grantor, for and in consideration of "LOVE AND AFFECTION", and 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 83, POTTERFIELD GARDEN ACRES, SECTION "H", according to the plat thereof as recorded in Plat Book 5, Pages 28-30, Public Records of Hernando County, Florida. SUBJECT TO RESTRICTIONS OF RECORD.

FULL POWER AND AUTHORITY is granted by this deed to said Trustees or either of them, without joinder of the other or their successors to have and possess, inter alia, the power and authority to protect, conserve, sell, lease, improve, to convey either with or without consideration, to mortgage, pledge or otherwise encumber said property, and to manage and dispose of the real property or any part of it described in this recorded instrument. SUBJECT TO THE terms of THE MAEDER FAMILY REVOCABLE TRUST DATED JULY 19, 2004. MARSHALL L. MAEDER and MARLENE MAEDER are entitled to possession of this property.

GRANTOR HEREBY WARRANTS THAT THE ABOVE DESCRIBED PROPERTY DOES NOT NOW AND NEVER HAS CONSTITUTED GRANTOR'S HOMESTEAD AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD.

Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

A. Patricia Barwick
Signature
A. PATRICIA BARWICK

Marshall L. Maeder
MARSHALL L. MAEDER

Printed Witness Name

Joanne T. Murray
Signature
JOANNE T. MURRAY

Printed Witness Name

A. Patricia Barwick
Signature
A. PATRICIA BARWICK

Printed Witness Name

Joanne T. Murray
Signature
JOANNE T. MURRAY

Printed Witness Name

Marlene R. Maeder
MARLENE R. MAEDER

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 19th day of July, 2004, by MARSHALL L. MAEDER and MARLENE R. MAEDER.

Antonina Vaznelis
Signature of Notary Public

State of Florida

Antonina Vaznelis

(Print, Type or Stamp

Commissioned Name of Notary Public)



Antonina Vaznelis
Commission # CC 998848
Expires March 23, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: FL. DRIVER'S LICENSES

CERTIFICATE

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.

This instrument prepared by:
Antonina Vaznelis, P.A.
7070 Mariner Blvd.
Spring Hill, Florida 34609
(352) 597-7363