

PREPARED BY & RETURN TO:  
David R. Carter, P.A.  
5308 Spring Hill Drive  
Spring Hill, FL 34606  
Telephone: (352) 686-6278  
File No: 2004-1438 PE/SH

Doc# 2004064448  
Hernando County, Florida  
08/31/2004 11:13AM  
KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND\$	1.50
INDEXING FEE \$	2.00
BOCC/COURT TECHNOLOGY \$	4.00
MOD FUND/COURT TECHNOLOG\$	3.00
FACC/CCIS \$	0.20
RECORDING \$	9.00
DEED DOC STAMP \$	0.70
08/31/2004	

*SM* Deputy Clk

Tax Parcel # R16-223-18-1362-0000-0340

**WARRANTY DEED**

THIS INDENTURE, made this 23<sup>rd</sup> day of August, 2004, between LARRY MITCHELL and AUDREY MITCHELL, husband and wife, as GRANTOR\*, whose address is 13270 Don Loop, Spring Hill, Florida, and TIMOTHY TREBIAN and BRUCE TREBIAN, as to the remainder interest following a life estate for the life of LARRY MITCHELL and AUDREY MITCHELL, which said life estate Grantor hereby specifically reserves, as GRANTEE\*, and whose address is 13270 Don Loop, Spring Hill, Florida 34609.

WITNESSETH that said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, 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 34, AMBER WOODS PHASE II, according to the plat thereof, as recorded in Plat Book 20, Page 42 through 43 inclusive, of the Public Records of Hernando County, Florida.

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

GRANTORS reserve unto themselves for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. GRANTORS further reserve unto themselves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the GRANTEES, as GRANTORS in their sole discretion shall decide, except to dispose of said property, if any, by devise upon their death. GRANTORS, further reserve unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEES may possess under this deed. GRANTEES shall hold a remainder interest in the property described herein and upon the death of the GRANTORS, if the property described herein has not been previously disposed of prior to GRANTORS' death, all right and title to the property remaining shall fully vest in GRANTEES, as joint tenants with right of survivorship, subject to such liens and encumbrances existing at that time.

\*"Grantor" and "Grantee" are used for singular or plural, as the context requires.

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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:

*Patricia Eaton*  
Witness #1 Signature

**PATRICIA A. EATON**  
Witness #1 Printed Name

*Larry Mitchell*  
LARRY MITCHELL

*Joyce M. Groce*  
Witness #2 Signature  
**JOYCE M. GROCE**

Witness #2 Printed Name

*Audrey Mitchell*  
AUDREY MITCHELL

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared **LARRY MITCHELL** and **AUDREY MITCHELL**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. I relied upon the following form of identification of the above named person: **DRIVERS LICENSE**, and that an oath was taken.

WITNESS my hand and official seal in the County and State last aforesaid this 23<sup>rd</sup> day of August, 2004.



Ryan B. Finck  
MY COMMISSION # DD216560 EXPIRES  
June 27, 2007  
BONDED THRU TROY FAIN INSURANCE, INC

*[Signature]*  
Notary Public  
Typed/Printed/Stamped Name  
Commission Expiration  
Commission Number

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.