

Doc# 2004066669
Hernando County, Florida
09/08/2004 4:11PM
KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND\$	2.00
BOCC/COURT TECHNOLOGY \$	6.00
MOD FUND/COURT TECHNOLOG\$	5.70
FACC/CCIS \$	0.30
RECORDING \$	13.00
DEED DOC STAMP \$	623.00

09/08/2004

Deputy Clk

PREPARED BY AND RETURN TO:
WILLIAM H. BARTLETT, ESQ.
HOLLAND & KNIGHT LLP
P. O. Box 3542
St. Petersburg, FL 33731-3542

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective this August 30, 2004, by **WACHOVIA BANK, NATIONAL ASSOCIATION fka FIRST UNION NATIONAL BANK** of 7960 Arlington Expressway, 5th Floor, Jacksonville, FL, 32211 (the "Grantor"), to **CYNTHIA S. MORTON**, a single woman, of 12451 Star Road, Brooksville, Florida, 34601 (the "Grantee"), and whose social security number is _____.

(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 corporation)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 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, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel No. R16 222 18 3612 0020 0180

Subject to covenants, easements, restrictions, and reservations of record, if any and taxes for the year 2004 and subsequent years.

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.

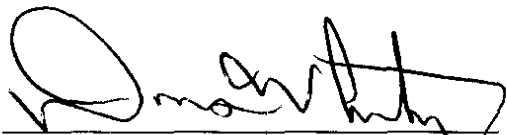
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

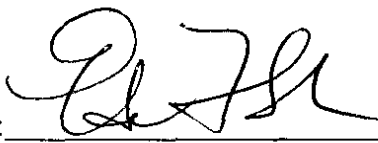
OFFICIAL RECORDS
BK: 1896 PG: 1785

WITNESSES:

WACHOVIA BANK, NATIONAL
ASSOCIATION fka FIRST UNION
NATIONAL BANK



Print Name: Donna Whitney
Signing solely as a witness

BY: 

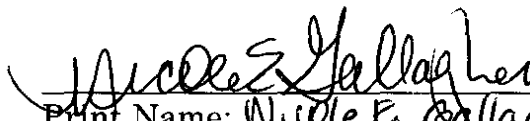
Edwin F. Slavin,
Vice President



Print Name: Michelle McCulloch
Signing solely as a witness

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that the foregoing instrument was acknowledged to before me this 16 day of July, 2004, by Edwin F. Slavin, Vice President of **WACHOVIA BANK, NATIONAL ASSOCIATION fka FIRST UNION NATIONAL BANK**, on behalf of said bank. Such person is personally known to me or has produced a current NA driver's license as identification.



Print Name: Nicole E. Gallagher
My Commission Expires: 9/23/2005
My Commission Number: DD 059352

(SEAL)

NICOLE E. GALLAGHER
Notary Public, State of Florida
My comm. expires Sept. 23, 2005
Comm. No. DD 059352

2103835_v1

Exhibit "A"

Parcel "C" the West 1/2 of Tract 18, UNIT 2 OF STENHOLM ENTERPRISES, unrecorded described as follows:

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 22 South, Range 18 East, Hernando County, Florida, LESS the South 35 feet thereof for roadway.

TOGETHER WITH that certain doublewide mobile home described as 2002 GENE with ID Nos. GMHGA4140229133A and GMHGA4140229133B.

File Number: 260000-530

Legal Description
Closer's Choice