

This Deed Being re-recorded to correct marital status of grantor

AFTER ReRecording Return to:
Daniele Piccirillo
420 Lexington Ave Suite 2050
NY, NY 10170

R

OFFICIAL RECORDS
BK: 1840 PG: 1011

Doc# 2004035502
Hernando County, Florida
05/20/2004 4:31PM
KAREN NICOLAI, Clerk

RECORDING \$ 13.00
MODERNIZATION TRUST FUND \$ 2.00
DEED DOC STAMP \$ 0.70
05/20/2004 Deputy Clk

15.00

AFTER RECORDING RETURN TO:

Donovan & Giannuzzi, LLP
261 Madison Avenue
New York, New York 10016

OFFICIAL RECORDS
BK: 1900 PG: 1043

Doc# 2004068627
Hernando County, Florida
09/15/2004 11:38AM
KAREN NICOLAI, Clerk

SPECIAL WARRANTY DEED

STATE OF FLORIDA

SS: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HERNANDO

That EDWARD PICCIRILLO, ^{unmarried man & surviving spouse of Josephine Piccirillo, deceased} whose mailing address is 124 Scranton Avenue, Staten Island, New York 10312, hereinafter referred to as the "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by EDWARD PICCIRILLO, JR., whose mailing address is 124 Scranton Avenue, Staten Island, New York 10312, has GRANTED, SOLD and CONVEYED and by these present does GRANT, SELL and CONVEY unto the Grantee, all of that certain real property lying and being situated in the County of Hernando, which is described more particularly as Spring Hill, Unit 7, Block 352, Lot 8, Office Record Book 305, Page 742, (the "Premises"), all of the Public Records of Hernando County, Florida.

The conveyance is expressly made subject to (i) conditions, restrictions and easements of record, if any; (ii) taxes for the year 2003 and subsequent years; and (iii) all valid zoning ordinances (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Premises, together with all and singular the rights and appurtenances hereto in any wise belonging unto the Grantee and the Grantee's successors and assigns forever, and the Grantor does hereby bind itself and the Grantor's successors and assigns to WARRANT and FOREVER DEFEND all and singular the Premises unto the Grantee and the Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise; subject, however, to the Permitted Encumbrances.

OFFICIAL RECORDS
BK: 1840 PG: 1012

OFFICIAL RECORDS
BK: 1900 PG: 1044

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed to be effective as of the 26th day of December, 2002


Susanne Jamille
WITNESS

Edward Piccirillo Sr
EDWARD PICCIRILLO, SR.

ACKNOWLEDGEMENT

STATE OF NEW YORK)
 NASSAU)
COUNTY OF ~~RICHMOND~~)

On the 26th day of December in the year 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared Edward Piccirillo, Sr., personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.


Notary Public

SUSANNAH FAMILLETTI
Notary Public, State of New York
No. 30-01FA5031469
Qualified in Nassau County
Commission Expires August 1, 20 06