

Return to SET

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Tara Bohnsack

Southeast Title Insurance of the Suncoast, Inc.

3387 Shoal Line Blvd.

Hernando Beach, FL 34607

Property Appraisers Parcel Identification (Folio) Number:

H0411013

MODERNIZATION TRUST FUND\$ 1.00
BOCC/COURT TECHNOLOGY \$ 2.00
MOD FUND/COURT TECHNOLOG\$ 1.90
FACC/CCIS \$ 0.10
RECORDING \$ 5.00
DEED DOC STAMP \$ 602.00
12/07/2004 JEP Deputy Clk

OFFICIAL RECORDS
BK: 1938 PG: 417

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of November, 2004 by Jason^{S.}/Rosillo and Christina L. Roscillo, husband and wife, whose post office address is 7205 Catalina Street, Spring Hill, Florida 34606 herein called the grantors, to Antonio V. Roscillo whose post office address is 7205 Catalina Street, Spring Hill, Florida 34606, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 17, Block 128, SPRING HILL, UNIT 2, as per plat thereof as recorded in Plat Book 7, pages 65-79, Public Records of Hernando County, Florida.

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

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 December 31, 2003.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Jason Roscillo

Christina L. Roscillo

Doc# 2004089522
Hernando County, Florida
12/07/2004 8:28AM
KAREN NICOLAI, Clerk

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30th day of November, 2004 by Jason^{S.}/Rosillo and Christina L. Roscillo who are personally known to me or have produced FL D.C. as identification.



Tara Bohnsack
My Commission DD087140
Expires January 27 2006

SEAL

My Commission Expires:

Notary Public

Printed Notary Name