

Prepared by & Return to: LAURA IRIGOYEN  
KAMPF TITLE AND GUARANTY CORPORATION  
124 S. Florida Avenue, Ste. 402  
Lakeland, Florida 33801  
File Number: 41-1646  
Parcel ID Number: R32-323-17-5170-1102-0100

Doc# 2005003867  
Hernando County, Florida  
01/18/2005 11:55AM  
KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND	\$	1.00
BOCC/COURT TECHNOLOGY	\$	2.00
MOD FUND/COURT TECHNOLOGY	\$	1.90
FACC/CCIS	\$	0.10
RECORDING	\$	5.00
DEED DOC STAMP	\$	175.00

01/18/2005 *JM* Deputy Clk

## This Warranty Deed

1/3  
Made this 17 day of Dec, 2004 A.D.  
By DEL JUSTUS and PAULINE JUSTUS,

OFFICIAL RECORDS  
BK: 1959 PG: 1564

whose address is: 11046 UPTON STREET, SPRING HILL, FLORIDA 34608-2860,

hereinafter called the grantor, to MARONDA HOMES, INC. OF FLORIDA

whose post office address is: 5902 Breckenridge Parkway, Ste. B, Tampa, Florida 33610,  
Grantees' Tax ID #: 25-1336949\_\_

hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth** that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, viz:

**LOT 10, BLOCK 1102, SPRING HILL UNIT 17**, according to the Plat thereof as recorded in **Plat Book 9, Pages 31 through 46, inclusive** of the Public Records of **HERNANDO** County, Florida.

**SUBJECT TO Covenants, Restrictions, Easements of Record and Taxes for the Current year.**

**Said property is not the Homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) or any members of the household of the Grantor(s) reside thereon.**

Parcel ID Number: R32-323-17-5170-1102-0100

**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; that the grantor hereby fully warrants 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 grantor has signed and sealed these presents the day and year first above written.

**Signed, sealed and delivered in our presence:**

Witness: Sandra Varela

Printed Name: Sandra Varela

Witness: Lisa Armand

Printed Name: Lisa Armand

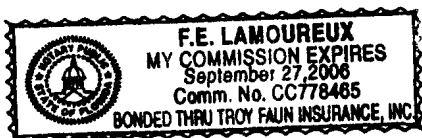
*DEL JUSTUS* (Seal)  
DEL JUSTUS  
Address: 11046 UPTON STREET, SPRING HILL, FLORIDA  
34608-2860

*Pauline E Justus* (Seal)  
PAULINE JUSTUS  
Address: 11046 UPTON STREET, SPRING HILL, FLORIDA  
34608-2860

State of **FLORIDA**  
County of Hernando

The foregoing instrument was acknowledged before me this 17 day of Dec, 2004 by DEL JUSTUS and PAULINE JUSTUS, who is/are personally known to me or who has produced Valid Driver's License as identification.

(SEAL)



*F.E. Lamoureux*  
Notary Public  
PrintName: F.E. Lamoureux  
My Commission No: CC778465  
My Commission Expires: 9-27-06