

4100/10

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OFFICIAL RECORDS
BK: 1966 PG: 1906

Doc# 2004057420
Hernando County, Florida
08/06/2004 3:09PM
KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND	1.50
BOCC/COURT TECHNOLOGY	\$ 4.00
MOD FUND/COURT TECHNOLOGY	3.00
FACC/CCIS	\$ 0.20
RECORDING	\$ 9.00
DEED DOC STAMP	\$ 700.00
08/06/2004	<i>JEP</i> Deputy Clk

OFFICIAL RECORDS
BK: 1880 PG: 1020

Prepared By and Return To:
Tami Jones
Fidelity National Title Insurance Company
2515 Countryside Boulevard, Suite C
Clearwater, FL 33763

File No. 04-005-308483

Property Appraiser's Parcel I.D.(folio) Number(s)
R10-223-17-1423-0013-0080

SS#: _____

2

WARRANTY DEED

Re-record to add Trust language

THIS WARRANTY DEED dated July 2, 2004, by Philip W. Lakin, Jr. and Lisa M. Lakin, Husband and Wife hereinafter called the grantor, to Linda Ledoux as Trustee of the 8235 Berkeley Manor Residential Land Trust UTD 07/20/04 whose post office address is . . . 34606, hereinafter called the grantee:

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4142 Mariner Blvd # 415 Spring Hill Fl. 34609

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Hernando County, Florida, viz:

Lot 8, Block 13, Berkeley Manor, according to the plat thereof, as recorded in Plat Book 17, Page(s) 18 through 22, inclusive, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

Doc# 2005008115
Hernando County, Florida
02/02/2005 10:33AM
KAREN NICOLAI, Clerk

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

Signed, sealed and delivered in the presence of:

[Signature]
 (Witness Signature) **TAMI AYERS**

 (Print Name of Witness)
[Signature]
 (Witness Signature) **LISA J. STIER**

 (Print Name of Witness)

[Signature]
 Philip Lakin Jr.

 (Print Name of Witness)
[Signature]
 Lisa Lakin

 (Print Name of Witness)
 M. P.O. Box 5994

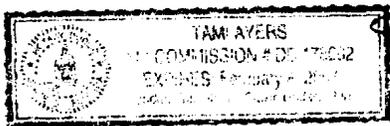
 Spring Hill, FL 34611

 (Address and Phone Number)

STATE of Florida
 COUNTY of Polk

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Ph. Lakin Jr & Lisa M. Lakin to me known to be the person(s) described in or who has/have produced DRIVER'S LICENSE as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of August, 2004



[Signature]
 Notary Signature **TAMI AYERS**

 Printed Notary Name

My commission expires: _____



STATE OF FLORIDA
 COUNTY OF HERNANDO
 This is to certify that the foregoing is a true and correct copy of the original on file in my office.
 Witness my hand and official seal this 2/2 2005
 Karen Nicolai, Clerk Circuit Ct.
 By: [Signature] Deputy Clerk

Grantor(s) reserves the right to reside upon any real property placed in this trust as their permanent residence during their lives. It is the intent of this provision to retain for the grantor(s) the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.