


2/4

Doc# 2005007780
Hernando County, Florida
02/01/2005 10:44AM
KAREN NICOLAI, Clerk

Prepared by
Donna Bender, an employee of
First American Title Insurance Company d/b/a Crystal River Title
213 Courthouse Square
Inverness, Florida 34450
(352) 726-8003

MODERNIZATION TRUST FUND\$	1.50
BOCC/COURT TECHNOLOGY \$	4.00
MOD FUND/COURT TECHNOLOG\$	3.00
FACC/CCIS \$	0.20
RECORDING \$	9.00
DEED DOC STAMP \$	455.00
02/01/2005	 Deputy Clk

Return to: Grantee

OFFICIAL RECORDS
BK: 1966 PG: 628

File No.: 1091-715137

WARRANTY DEED

This indenture made on January 27, 2005 A.D., by

Clayton T. Blair and Muriel V. Blair, husband and wife

whose address is: **6215 E. Glencoe St., Inverness, FL 34452-8932**
hereinafter called the "grantor", to

R

Alex Choto and Amy S. Choto, husband and wife

whose address is: **4800 SW 196th Lane, S.W. Ranches, FL 33332**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

THE SOUTH 200 FEET OF LOTS 31 AND 32, POTTERFIELD GARDEN ACRES, SECTION K, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 46, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel Identification Number: **R30 222 19 3170 0000 0323**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with a 1994 Wood Mobile Home, I.D. # 46610203GA & 46610203GB, as part of the real property herein conveyed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Clayton T. Blair
Clayton T. Blair

Muriel V. Blair
Muriel V. Blair

Signed, sealed and delivered in our presence:

Patricia F. Davis
Witness Signature

Print Name: Patricia F. Davis

Donna M. Bender
Witness Signature

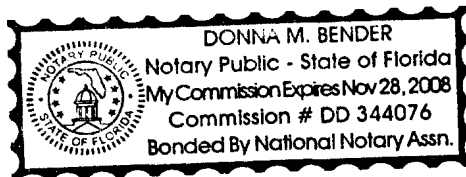
DONNA M. BENDER
Print Name: _____

State of **Florida**

County of **Citrus**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on Jan. 27
2005, by **Clayton T. Blair and Muriel V. Blair, husband and wife** who is/are personally known to me or has/have produced a valid driver's license as identification.

Donna M. Bender
NOTARY PUBLIC



Notary Print Name
My Commission Expires: _____