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Prepared by and return to:
Katie Eichler
Accu Title Agency
6365 53rd STREET NORTH
PINELLAS PARK, FL 33781

Doc# 2005037167
Hernando County, Florida
05/05/2005 2:56PM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 1,046.50
05/05/2005 Deputy Clk

File Number: 01-051040

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 26th day of April, 2005, between Ezequiel Fernandez and Rosa Fernandez, husband and wife whose post office address is 122 Calais Road, Randolph, NJ 07869, grantor, and Rodolfo Mateos and Olga Mateos, husband and wife whose post office address is 353 Silas Court, Spring Hill, FL 34609, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the HERNANDO County, FLORIDA, to-wit:

Lot 425, EAST LINDEN ESTATES UNIT FOUR, according to the map or plat thereof, as recorded in Plat Book 23, Page 17 through 19, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R3322318169400004250

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

① ✓ [Signature]
Witness Name: Isabella Monica

② ✓ [Signature]
Witness Name: David Reese

✓ [Signature]
Ezequiel Fernandez

✓ [Signature]
Rosa Fernandez

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26th day of April, 2005, by Ezequiel Fernandez and Rosa Fernandez, husband and wife, who is/are personally known to me or has produced _____ as identification.

N.J. F2718-66974-59542
N.J. F2718 25761-08572



Lisa E. Reiser
Commission # DD234524
Expires Aug. 14, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

✓ [Signature]
Notary Public

Printed Name: Lisa Reiser

My Commission Expires: Aug 14, 2007