

THIS INSTRUMENT PREPARED AND RETURN TO:  
**JOHN A. MINCE**  
**R:** CHELSEA TITLE OF THE NATURE COAST, INC.  
13175 SPRING HILL DRIVE  
SPRING HILL, FLORIDA 34609  
05-500BB  
Property Appraisers Parcel Identification (Folio) Numbers:  
**R32-323-17-5182-1838-0030**  
Grantees SS #s:

Doc# 2005047738  
Hernando County, Florida  
06/06/2005 2:47PM  
KAREN NICOLAI, Clerk  
RECORDING FEES \$ 10.00  
DEED DOC STAMP 1,386.00  
06/06/2005 Deputy Clk

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the **26th** day of **May, A.D. 2005** by **RAMON RAMOS, A SINGLE MAN** herein called the grantor, to **JOSEPH W. BAKER and KRISTIN L. BAKER, HUSBAND AND WIFE** whose post office address is **5261 WOODRIDGE LANE, SPRING HILL, FLORIDA 34609**, hereinafter called the Grantees:  
(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 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 3, BLOCK 1838, A REPLAT OF PORTIONS OF SPRING HILL UNITS 18, 19, AND 20, AND A SECOND REPLAT OF SPRING HILL UNITS 18 AND 19, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 29 THROUGH 34, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2005 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 grantor hereby covenants with said grantees that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2004.

**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 #1 Signature  
John A. Mince  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature  
Christen Loiacono  
Witness #2 Printed Name

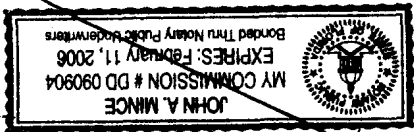
Ramon Ramos L.S.  
**RAMON RAMOS**  
11634 ROCK LANE, PORT RICHEY, FLORIDA 34668

**STATE OF FLORIDA**  
**COUNTY OF Hernando**

The foregoing instrument was acknowledged before me this **26th** day of **May, 2005** by **RAMON RAMOS** who is personally known to me or has produced Driver's License as identification.

**SEAL**

My Commission Expires:



[Signature]  
Notary Signature  
Printed Notary Signature

