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Doc# 2005054064
Hernando County, Florida
06/24/2005 9:30AM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 1,694.00
06/24/2005 Deputy Clk

OFFICIAL RECORDS
BK: 2049 PG: 328

R Prepared by and return to:
Moneque S. Walker, Esq.
President
Moneque S. Walker, P.A.
8260 W. Flagler Street Suite 1E
Miami, FL 33144

File Number: TA050601SMAW
Will Call No.: 3054807772

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Warranty Deed

This Warranty Deed made this 9th day of June, 2005 between Horace Wilder, a married man, and Mary Wilder, his wife whose post office address is 7934 Chaucer Drive, Spring Hill, FL 34607, grantor, and Darryl Smaw and Laschaunda Smaw, husband and wife whose post office address is 980 Wildwood Avenue, Daly City, CA 94015, 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 Hernando County, Florida to-wit:

LOT 7, BLOCK 13, RIVER COUNTRY ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 1-7. OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

Parcel Identification Number: R02-223-17-3245-0013-0070

SUBJECT to all easements, restrictions, and reservations of record.

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, 2004.

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:

Gloria Brown
Witness Name: GLORIA BROWN

Horace Wilder (Seal)
Horace Wilder

Virginia Villanueva
Witness Name: Virginia Villanueva

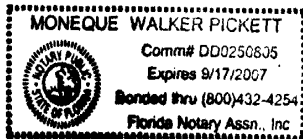
Gloria Brown
Witness Name: GLORIA BROWN

Mary Wilder (Seal)
Mary Wilder

Virginia Villanueva
Witness Name: Virginia Villanueva

The foregoing instrument was acknowledged before me this 9th day of June by Horace Wilder and Mary Wilder, who are personally known or ~~have produced FL DRIVER LICENSE~~ as identification.

[Handwritten Signature]



Printed Name: MONEQUE WALKER PICKETT

My Commission Expires: 9/17/07