

Doc# 2005056623

Hernando County, Florida

07/01/2005 10:04AM

KAREN NICOLAI, Clerk

RECORDING FEES

DEED DOC STAMP

07/01/2005

18.50

0.70

Deputy Clk

OFFICIAL RECORDS

BK: 2054 PG: 195

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Deborah L. Harden

VESTA TITLE CORP

5488 S. Suncoast Blvd. Ph: (352) 628-9881

Homosassa, FL 34446

Property Appraisers Parcel Identification (Folio) Number:

R01 223 18 3130 0000 0150

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of May, 2005 by Leslie J. Christopherson, a single man and Hazel C. Black, a married woman, whose post office address is 6103 Kurt Street, Brooksville, FL 34604-8553 herein called the grantor, to Hazel C. Black whose post office address is 2390 Willow Tree Trail, Clearwater, FL 33762, hereinafter called the Grantee:

(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.:

The West 1/2 of Lot 15, POTTERFIELD GARDEN ACRES, SECTION J-J, as per plat thereof recorded in Plat Book 5, Pages 60-62, Public Records of Hernando County, Florida, a/k/a Parcel "B". TOGETHER WITH an easement for ingress, egress and utilities over and across the South 15 feet of the East 1/2 of Lot 15, POTTERFIELD GARDEN ACRES, SECTION J-J, as per plat thereof recorded in Plat Book 5, Pages 60-62, Public Records of Hernando County, Florida, a/k/a Parcel "A".

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.

Grantor hereby reserves a life estate interest (as to Leslie J. Christopherson)

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, 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:

Witness #1 Signature

Deborah L. Harden

Witness #1 Printed Name

Robyn Somers

Witness #2 Signature

Robyn S Somers

Witness #2 Printed Name

Leslie J. Christopherson
6103 KURT STREET
BROOKSVILLE, FL 34604-8553

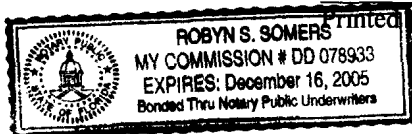
STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 10 day of June, 2005 by Leslie J. Christopherson who is personally known to me or has produced _____ as identification.

SEAL

Robyn Somers
Notary Public

My Commission Expires:



Notary Name

William R Black
Witness #1 Signature

WILLIAM R BLACK
Witness #1 Printed Name

Deborah C. Mattocks
Witness #2 Signature

Deborah C. Mattocks
Witness #2 Printed Name

Hazel C. Black
Hazel C. Black

Hazel C. Black
2390 WILLOW TREE TRAIL
CLEARWATER, FL 33762

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of June, 2005 by Hazel C. Black who is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:



Deborah C. Mattocks
Commission # DD104375
Expires March 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Deborah C. Mattocks
Notary Public
Deborah C. Mattocks
Printed Notary Name