

Prepared By: Michelle Abbott
Team Title Insurance, Inc
1201 Cape Coral Parkway East
Cape Coral, FL 33904

Doc# 2005060661
Hernando County, Florida
07/14/2005 3:57PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 18.00
MISCELLANEOUS FEES \$ 2.50
DEED DOC STAMP \$ 283.00
07/14/2005 Deputy Clk

incidental to the issuance of a title insurance policy.
File Number: 1-05-0727-ma
Parcel ID #: R01-221-17-3360-0670-0140

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated This 17 day of June, 2005 by
Phillip Kester and Kathy Kester, Husband and Wife
whose post office address is **16118 195th Avenue NE, Woodinville, WA 98077**
hereinafter called the GRANTOR, to

Presno, LLC, an Indiana Limited Liability Company
whose post office address is **527 Sagamore Parkway W, Suite 101, West Lafayette, IN 47906**
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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**, viz:

Lot 14, Block 670, Unit 8, Royal Highlands, according to the plat thereof, recorded in Plat Book 13, Pages 3 through 31, inclusive, of the Public Records of Hernando County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2005** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING TWO WITNESSES:

Witness
Signature: Michelle M. Nilsen
Print Name: Michelle M. Nilsen

Phillip Kester
Phillip Kester

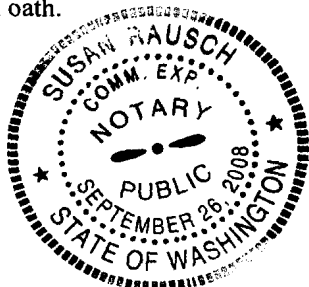
Witness
Signature: Patrick Hoover
Print Name: Patrick Hoover

Kathy Kester
Kathy Kester

State of WA
County of King

I am a notary public of the state of WA and my commission expires: 9/26/2008
THE FOREGOING INSTRUMENT was acknowledged before me on 6/12/2005 by **Phillip Kester and Kathy Kester, Husband and Wife** who () is/are personally known to me or who () has/have produced WDL as identification and who **Did Not** take an oath.

Notary Seal



Signature: Susan Rausch
Print Name: Susan Rausch Notary Public