

18

Doc# 2005066280
Hernando County, Florida
08/01/2005 3:40PM
KAREN NICOLAI, Clerk

R

THIS INSTRUMENT PREPARED BY AND RETURN TO:

K. A. MOESSINGER
CHELSEA TITLE OF THE NATURE COAST, INC.
13175 SPRING HILL DRIVE
SPRING HILL, FLORIDA 34609

Property Appraisers Parcel Identification (Folio) Number: R32-323-17-5090-0534-0150

RECORDING FEES \$ 10.00
MISCELLANEOUS FEES \$ 4.00
DEED DOC STAMP \$ 385.00
08/01/2005 Deputy Clk
OFFICIAL RECORDS
BK: 2073 PG: 569

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of July, 2005 by JOAN M. BECCARIA, a/k/a JOAN BECCARIA, INDIVIDUALLY, AND AS TRUSTEE OF THE JOAN M. BECCARIA REVOCABLE LIVING TRUST DATED APRIL 30, 2004, herein called the grantor, to SEAN GEREN and JANETTE GEREN, HUSBAND AND WIFE and REID BEERS and CHARLOTTE BEERS, HUSBAND and WIFE, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP whose post office address is 2301 ARROWGRASS DRIVE #101, WESLEY CHAPEL, FLORIDA 33543, 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 15, BLOCK 534, SPRING HILL UNIT 9, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 38 THROUGH 53, 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 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:

K.A. Moessinger
Witness #1 Signature
KA Moessinger
Witness #1 Printed Name
Marianne Mulleavy
Witness #2 Signature
Marianne Mulleavy
Witness #2 Printed Name

Joan M. Beccaria
JOAN M. BECCARIA, a/k/a JOAN BECCARIA, INDIVIDUALLY, AND AS TRUSTEE OF THE JOAN M. BECCARIA REVOCABLE LIVING TRUST DATED APRIL 30, 2004
12207 CAMP CREEK LANE, BAYONET POINT, FLORIDA
34667-2667

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20 day of July, 2005 by JOAN M. BECCARIA, a/k/a JOAN BECCARIA, INDIVIDUALLY, AND AS TRUSTEE OF THE JOAN M. BECCARIA REVOCABLE LIVING TRUST DATED APRIL 30, 2004 who is personally known to me or has produced FL License as identification.

SEAL



Katherine A. Moessinger
My Commission DD240756
Expires August 13, 2007

Katherine A. Moessinger
Notary Public
Katherine A. Moessinger
Printed Notary Name

My Commission Expires: