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Prepared by and Return to:
Lisa Jones
Equity Title Agency, LLC
9735 US 19
Port Richey, Florida 34668
File Number: 33839EQS
Parcel I.D. Number: R31-223-18-3528-0000-0020
incidental to the issuance of a Title Insurance Policy

RETURN TO:
KEYSTONE TITLE AGENCY, INC.
9735 U.S. Hwy. 19
Port Richey, FL 34668

R

Doc# 2005068209
Hernando County, Florida
08/08/2005 10:46AM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 2,256.10
08/08/2005 Deputy Clk

General Warranty Deed

Made this August 1, 2005 A.D. By William L. Johnson and Linda Johnson, husband and wife, whose address is: 311 Little Beasley, Blairsville GA 30512 hereinafter called the grantor, to Karl Leibensperger and Natalie Leibensperger, husband and wife, whose post office address is: 10414 Palmgren Lane, Spring Hill, FL 34608, hereinafter called the grantee:

(Whenever used herein the term "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 Three Hundred Twenty Two Thousand Two Hundred Seventy Five dollars & no cents, (\$322,275.00) 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 2, The Reserve at Seven Hills-Phase I, according to the plat thereof as recorded in Plat Book 23, Page(s) 13 through 14, of the Public Records of Hernando County, Florida.

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 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa L Jones
Witness Printed Name Lisa L Jones

William L Johnson (Seal)
William L. Johnson

Dawn Badami
Witness Printed Name Dawn Badami

Linda Johnson (Seal)
Linda Johnson

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 8-1-05, 2005, by William L. Johnson and Linda Johnson, who has produced a driver's license as identification.

Notary Public
seal:
LISA L JONES
Notary Public - State of Florida
My Commission Expires Sep 13, 2006
Commission # DD147771
Bonded By National Notary Assn.