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Doc# 2005070946  
Hernando County, Florida  
08/15/2005 4:24PM  
KAREN NICOLAI, Clerk  
RECORDING FEES \$ 10.00  
DEED DOC STAMP \$ 1,155.00  
08/15/2005 Deputy Clk

Parcel ID Number: r32 122 21 1005 0000 0350

## Warranty Deed

This Indenture, Made this 18th day of July, 2005 A.D., Between Robert L. Shoff and Alice H. Shoff, husband and wife

of the County of Lancaster, State of Pennsylvania, grantors, and Tammie M. Girtman

whose address is: 6497 Amber Ridge Drive, Brooksville, FL 34602

of the County of Hernando, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Hernando State of Florida to wit:

Lot 35, RIDGE MANOR WEST, Phase III, as per plat thereof recorded in plat book 17, page 56, public records of Hernando County, Florida.

SUBJECT TO easements, restrictions, reservations and other matters common to the subdivision.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Josephine D. Sella  
Printed Name: JOSEPHINE D. SELLA  
Witness

Robert L. Shoff (Seal)  
Robert L. Shoff  
P.O. Address: 560 Scotland Road, Quarryville, PA 17566

Patricia A. Lipka  
Printed Name: PATRICIA A. LIPKA  
Witness

Alice H. Shoff (Seal)  
Alice H. Shoff  
P.O. Address: 560 Scotland Road, Quarryville, PA 17566

COMMONWEALTH OF Pennsylvania  
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 18th day of July, 2005 by Robert L. Shoff and Alice H. Shoff, husband and wife

who are personally known to me or who have produced their driver's license as identification.

Josephine D. Sella  
Printed Name: JOSEPHINE D. SELLA  
Notary Public  
My Commission Expires: 4/24/06

Notarial Seal  
Josephine D. Sella, Notary Public  
Quarryville Boro, Lancaster County  
My Commission Expires Apr. 24, 2006  
Member, Pennsylvania Association of Notaries