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THIS INSTRUMENT PREPARED BY AND RETURN TO:
Barbara L. Stock
CHELSEA TITLE OF THE NATURE COAST, INC.
3439 DELTONA BOULEVARD
SPRING HILL, FLORIDA 34606
Property Appraisers Parcel Identification (Folio) Numbers: **R01-221-17-3300-0023-0120**

Doc# 2005078230
Hernando County, Florida
09/07/2005 10:30AM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
MISCELLANEOUS FEES \$ 5.00
DEED DOC STAMP \$ 2,450.00
09/07/2005 Deputy Clk

OFFICIAL RECORDS
BK: 2097 PG: 147

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 25th day of August, 2005 by **ANTHONY CRESCENZO, a/k/a ANTHONY R. CRESCENZO a/k/a ANTHONY RYAN CRESCENZO AND CRYSTAL M. CRESCENZO, f/k/a CRYSTAL M. MATUSIK f/k/a CRYSTAL MAE MATUSIK a/k/a CRYSTAL MATUSIK, HUSBAND AND WIFE**, whose post office address is **11192 ARCHER AVENUE, SPRING HILL, FL 34608** herein called the grantors, to **FRANCIS P BONAVENTURA, JR ~~NON BORROWER~~ and GABRIELLE A. BONAVENTURA, husband and wife**, whose post office address is **10375 FLATWOOD AVENUE, BROOKSVILLE, FL 34613**, 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)

W I T N E S S E T H: That the grantors, 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 12, BLOCK 23, ROYAL HIGHLANDS, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 61 THROUGH 71, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Barbara L. Stock
Witness #1 Signature

BARBARA L. STOCK
Witness #1 Printed Name

Anthony Crescenzo
ANTHONY CRESCENZO a/k/a ANTHONY R. CRESCENZO a/k/a ANTHONY RYAN CRESCENZO

Melanie Rowley
Witness #2 Signature

MELANIE ROWLEY
Witness #2 Printed Name

Crystal M. Crescenzo
CRYSTAL M. CRESCENZO f/k/a CRYSTAL MATUSIK f/k/a CRYSTAL M. MATUSIK f/k/a CRYSTAL MAE MATUSIK

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 25th day of August, 2005 by **ANTHONY CRESCENZO, a/k/a ANTHONY R. CRESCENZO, a/k/a ANTHONY RYAN CRESCENZO AND CRYSTAL M. CRESCENZO, f/k/a CRYSTAL MATUSIK, f/k/a CRYSTAL M. MATUSIK, HUSBAND AND WIFE**, who are personally known to me or have produced *Driver's License* as identification.

SEAL



My Commission Expires:

Barbara L. Stock
Notary Public

Printed Notary Name