

**Prepared By and Return To:**

J. Todd Taylor  
Hengesbach & Taylor, P.A.  
5330 Spring Hill Drive, Suite J  
Spring Hill, Florida 34606



File No. RL281-05

Property Appraiser's Parcel I.D. (folio) Number(s)  
R32 323 17 5230 1596 0030



Doc# 2005078620  
Hernando County, Florida  
09/07/2005 3:29PM  
KAREN NICOLAI, Clerk

RECORDING FEES \$ 18.50  
DEED DOC STAMP 1,688.00  
09/07/2005 Deputy Clk

OFFICIAL RECORDS  
BK: 2097 PG: 1594

**WARRANTY DEED**

THIS WARRANTY DEED dated August 31, 2005, by Jennifer L. Wilford and Eric P. Wilford, wife and husband, as tenants by the entirety, hereinafter called the grantor, to Richard D. Ebberup and Pinar Ebberup, husband and wife, as tenants by the entirety,, whose post office address is 686 Themar Court, Baldwin, NY 11510, hereinafter called the grantee:

(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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Hernando County, Florida, viz:

LOT 3, BLOCK 1596, SPRING HILL, UNIT 23, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 44 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2004

WARRANTY DEED  
(Continued)

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:

Robert West  
(Witness Signature)

Robert West

Cheryl West  
(Witness Signature)

CHERYL WEST

Jennifer L. Wilford  
Jennifer L. Wilford

Eric P. Wilford  
Eric P. Wilford

810 Calle Dulcinea  
(Address)

San Clemente, CA 92672  
(Address)

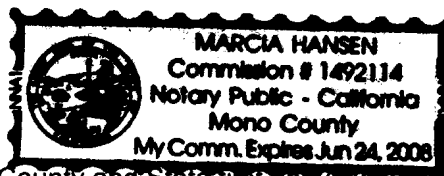
STATE OF CALIFORNIA  
COUNTY OF MON

I, MARCIA HANSEN, a Notary Public of the County and State first above written, do hereby certify that JENNIFER L. WILFORD personally appeared before me this day and acknowledged the due execution of the foregoing instrument and is personally known to me or has produced CALIF. DRIVERS license as identification.

Witness my hand and official seal, this the 30<sup>th</sup> day of AUGUST, 2005.

Marcia Hansen  
Notary Public

(SEAL)



STATE OF CALIFORNIA  
COUNTY OF MONO

I, MARCIA HANSEN, a Notary Public of the County and State first above written, do hereby certify that ERIC P. WILFORD personally appeared before me this day and acknowledged the due execution of the foregoing instrument and is personally known to me or has produced CALIF. DRIVERS license as id

Witness my hand and official seal, this the 30<sup>th</sup> day of AUGUST, 2005.

Marcia Hansen  
Notary Public

(SEAL)

