

10.00
1655.50
1665.50 1/4

Doc# 2005081927
Hernando County, Florida
09/19/2005 9:53AM
KAREN NICOLAI, Clerk

RECORDING FEES 10.00
DEED DOC STAMP 1,655.50
09/19/2005 Deputy Clk

OFFICIAL RECORDS
BK: 2104 PG: 382

This instrument was prepared incidental to the writing of a title insurance policy:
Audra Chandler
Southern Security Title Services, Inc.
5230 Mariner Blvd.,
Spring Hill, FL 34609

Parcel ID Number: R01 221 17 3300 0051 0100

Warranty Deed

This Indenture, Made this 9th day of September, 2005 A.D., Between Andrea I. Murphy and Roland P. Murphy, Sr., wife and husband

of the County of Hernando, State of Florida, grantors, and
Derek C. Brunet, a single man and Victoria M. Monsegur, a single woman
as joint tenants with full rights of survivorship
whose address is: 11344 Gallinule Avenue, Brooksville, FL 34613

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

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 GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Hernando, State of Florida to wit:
Lot 10, Block 51, of Royal Highlands, Unit No. 2, as per plat thereof, as recorded in Plat Book 11, Pages 61 through 71, of the Public Records of Hernando County, Florida.

Subject to current taxes, easements and restrictions of record.

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:

Audra Chandler

Witness

Lori Clowar

Witness

Andrea I. Murphy

P.O. Address: 7439 Royal Oak Drive, Weeki Wachee, FL 34607

Roland P. Murphy, Sr.

P.O. Address: 7439 Royal Oak Drive, Weeki Wachee, FL 34607

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 9th day of September, 2005 by Andrea I. Murphy and Roland P. Murphy, Sr., wife and husband

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



AUDRA CHANDLER
MY COMMISSION # DD 363666
EXPIRES: December 28, 2008
Bonded Thru Budget Notary Services

Audra Chandler
Notary Public

My Commission Expires: 12/28/08