

Doc# 2005087926

Hernando County, Florida

18/05/2005 18:35AM

KAREN NICOLAI, Clerk

RECORDING FEES

DEED DOC STAMP

18/05/2005

18.50

0.70

Deputy Clk

THIS INSTRUMENT PREPARED BY AND RETURN TO:

KATHERINE A. MOESSINGER

CHELSEA TITLE OF THE NATURE COAST, INC.

13175 SPRING HILL DRIVE

SPRING HILL, FLORIDA 34609

Property Appraisers Parcel Identification (Folio) Number: R32-323-17-5020-1314-0060

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 23rd day of September, 2005 by CALISTRA BAPTISTE, A SINGLE WOMAN AND DEBBIE MCINTOSH, A SINGLE WOMAN AND STEPHEN CARABAI, A SINGLE MAN, herein called the grantor, to CALISTRA BAPTISTE, A SINGLE WOMAN whose post office address is 13016 SANTEE STREET, SPRING HILL, FLORIDA 34609, 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 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 6, BLOCK 1314, SPRING HILL UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 65 THROUGH 80, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and to 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 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, and hereby 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.

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:

Carol Langan
Witness #1 Signature

CAROL LANGAN
Witness #1 Printed Name

Katherine A Moessinger
Witness #2 Signature

KATHERINE A Moessinger
Witness #2 Printed Name

Maria Guals
Witness #3 Signature

Maria Guals
Witness #3 Printed Name

Joyce Thomas
Witness #3 Signature

Joyce Thomas
Witness #3 Printed Name

Calistra Baptiste
CALISTRA BAPTISTE
10316 SANTEE STREET, SPRING HILL, FL 34609

Debbie McIntosh
DEBBIE MCINTOSH
10316 SANTEE STREET, SPRING HILL, FL 34609

Stephen Carabai
STEPHEN CARABAI
627 E. 221ST STREET, BRONX, NY 10467

STATE OF N.Y.

COUNTY OF Box

The foregoing instrument was acknowledged before me this 22nd day of September, 2005 by STEPHEN CARABAI who is personally known to me or has produced DR. License as identification.

SEAL

ROSLYN D. SHEPPARD
Notary Public, State of New York
No. 004800914

My Commission expires 03-03-07
Commission Expires

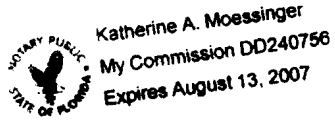
Roslyn D. Sheppard
Notary Public

Roslyn D. SHEPPARD
Printed Notary Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26 day of September, 2005 by CALISTRA BAPTISTE AND DEBBIE MCINTOSH who are personally known to me or have produced FL LICENSES as identification.

SEAL



My Commission Expires:

Katherine A. Moessinger
Notary Public
Katherine A. Moessinger
Printed Notary Name