

Doc# 2005091494
Hernando County, Florida
10/13/2005 2:40PM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 1,679.38
10/13/2005 Deputy Clk

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(R)
Prepared by and return to:
Lana K. Christensen
Legal Assistant
Amherst / Advantage Title Company, Inc.
4205 Rachel Blvd.
Spring Hill, FL 34607
352-596-9963
File Number: 05-0701303
Will Call No.:

2/3
[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of September, 2005 between **Raymond Favichia and Margaret Favichia, husband and wife** whose post office address is **2289 Evangelina Avenue, Spring Hill, FL 34608**, grantor, and **Norma J. Durling, a married woman** whose post office address is **19 Kendell Lane, Salisbury, MA 01952**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

Lot 13, Block 540, Spring Hill, Unit 7, according to the map or plat thereof as recorded in Plat Book 8, Pages 38-53, Public Records of Hernando County, Florida.

Parcel Identification Number: R32-323-17-5090-0540-0130

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; 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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Raymond R. Bousquet
Witness Name: Raymond R. Bousquet

Raymond Favichia (Seal)
Raymond Favichia

Raymond R. Bousquet
Witness Name: Raymond R. Bousquet

Margaret Favichia (Seal)
Margaret Favichia

Lana K. Christensen
Witness Name: LANA K. CHRISTENSEN

Lana K. Christensen
Witness Name: LANA K. CHRISTENSEN

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 15th day of September, 2005 by Raymond Favichia and Margaret Favichia, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Lana K. Christensen
Notary Public

Printed Name: _____

My Commission Expires: _____

