

THIS INSTRUMENT PREPARED BY:  
Executive Title Services of Florida, Inc.  
Nikki Connell  
7316 State Road 52  
Hudson, FL 34667

OFFICIAL RECORDS  
BK: 2126 PG: 542

RECORD AND RETURN TO:  
Executive Title Services of Florida, Inc.  
7316 State Road 52  
Hudson, FL 34667

R

Doc# 2005092890  
Hernando County, Florida  
10/19/2005 9:23AM  
KAREN NICOLAI, Clerk

RECORDING FEES \$ 18.50  
DEED DOC STAMP \$ 3,685.00  
10/19/2005 Deputy Clk

RE PARCEL ID #: R35-222-18-3220-0000-0370

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## WARRANTY DEED

**THIS WARRANTY DEED** made this **13th day of October, 2005** by **Frank Schimenti and Nancy Schimenti, his wife**, hereinafter referred to as Grantor, whether one or more, and whose address is **2181 Richmond Rd., Staten Island, NY 10306**, to **Grove Road 15, LLC, a Florida Limited Liability Corporation and Govindan P. Nair**, hereinafter referred to as Grantee, whether one or more, and whose address is **9319 Silverthorn Road, Largo, FL 33777**

(Wherever used herein the term "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** Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of **Hernando**, State of **Florida** to wit:

**LOTS 37, 45 and 46, SECTION N, POTTERFIELD GARDEN ACRES, according to the map or plat thereof recorded in Plat Book 5, Page 55, Public Records of Hernando County, Florida.**

**SUBJECT TO** taxes accruing subsequent to **December 31, 2004.**

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Scott Reinstein  
Scott Reinstein

Witness

Michael Acquavella  
Michael Acquavella

Witness

Scott Reinstein  
Scott Reinstein

Witness

Michael Acquavella  
Michael Acquavella

Witness

Frank Schimenti  
Frank Schimenti

Nancy Schimenti  
Nancy Schimenti

OFFICIAL RECORDS  
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STATE OF New York  
COUNTY OF RICHMOND

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October, 2005 by Frank Schimenti and Nancy Schimenti, his wife. He/She/They have produced DRIVER'S LICENSE/PASSPORT as identification.

Julian Nierva  
Notary Public, County and State Aforesaid  
JULIAN NIERVA  
Notary Printed Signature

My commission expires: 9/7/08

Julian Nierva  
Notary Public  
Registration No. 02N16115608  
Qualified in Richmond County  
Commission Expires 09/07/208