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This Instrument Prepared by:

REBECCA RAPP

ACTION TITLE SERVICES, INC.

3248 COMMERCIAL WAY

SPRING HILL, FLORIDA 34606

File Number: 0905112

PARCEL # R32-323-17-5070-0318-0030 or KEY # 256341

(STATUTORY FORM - Section 689-02, F.S.)

OFFICIAL RECORDS
BK: 2128 PG: 318

Doc# 2005093763

Hernando County, Florida

10/21/2005 11:47AM

KAREN NICOLAI, Clerk

RECORDING FEES

DEED DOC STAMP

10/21/2005

18.00

840.00

Deputy Clk

WARRANTY DEED

THIS WARRANTY DEED,

made this 15th day of OCTOBER, A.D. 2005,

between

MARGARET L. KUSNIERCZAK, a single woman

hereinafter called the Grantor,

whose post office address is: 1476 APOLLO LANE, SPRING HILL, FL 34608-5210

and

SHAUN G. KUSNIERCZAK, a single man

whose mailing address is: **13517 CORONADO DRIVE SPRING HILL, FL 34609**

hereinafter called the Grantee, ("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that Certain parcel of land in the County of **HERNANDO** and State of Florida, to-wit:

LOT 3, BLOCK 318, SPRING HILL, UNIT 7, as per plat thereof recorded in Plat Book 8, Pages 11 - 24, Public Records of HERNANDO County, Florida.

BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 1299, PAGE 1555, OF SAID PUBLIC RECORDS.

SUBJECT to easements, restrictions and reservations of records. And the same Grantor do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 2005 and subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Margaret L. Kusnierczak (Seal)
MARGARET L. KUSNIERCZAK

1476 APOLLO LANE, SPRING HILL, FL 34608-5210

(Wit.) Tina M. Hutchinson-Mathias

Name: TINA M. HUTCHINSON-MATHIAS

FIRST WITNESS - PLEASE PRINT

_____(Seal)

1476 APOLLO LANE, SPRING HILL, FL 34608-5210

(Wit.) Diana Morris

Name: Diana Morris

SECOND WITNESS - PLEASE PRINT

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of OCTOBER, 2005, by:

MARGARET L. KUSNIERCZAK, a single woman

who acknowledged before me that ~~he~~ she ~~they~~ executed the foregoing document, and who

____ is/are personally known to me; OR

☒ who has produced the following identification: FL. Drivers license

Tina M. Hutchinson-Mathias

NOTARY SIGNATURE

Name: TINA M. HUTCHINSON-MATHIAS

NOTARY PUBLIC - PLEASE PRINT

MY COMMISSION EXPIRATION AND NUMBER:

(AFFIX NOTARY SEAL/STAMP ABOVE)

