

Prepared by and Return to:
Gibson, Kohl-Helbig & Wolff, P. L.
Lauren Kohl-Helbig
1800 Second Street, Suite 901
Sarasota, Florida 34236
Our File Number: 5405

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Doc# 2005098788
Hernando County, Florida
11/07/2005 2:31PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 1,379.00
11/07/2005 Deputy Clk

10
379
1/2

For official use by Clerk's office only

STATE OF Florida) SPECIAL WARRANTY DEED
COUNTY OF Hernando) (Corporate Seller)

THIS INDENTURE, made this November 1, 2005 between DIAMOND CONSTRUCTION SERVICES, INC., a Florida Corporation, whose mailing address is: 18230 Montour Dr, Hudson, Florida 34667, party of the first part, and PATRICK MALONEY, a married man, whose mailing address is: 30 Hofstra Dr., Plainview, NY 11803, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of One Hundred Ninety Seven Thousand dollars & no cents, \$197,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 3, Block 181, SPRING HILL, UNIT 4, according to the map or plat thereof, as recorded in Plat Book 7, Page 87 through 95, inclusive, of the Public Records of Hernando County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 1 day of November, 2005.

Signed, sealed and delivered
in the presence of:

DIAMOND CONSTRUCTION SERVICES, INC.

Signature: Scott Mitchell

By: Brian Blankenship

Print Name: Brian Blankenship

Title: President

SCOTT MITCHELL

Print witness # 1 name

Signature: Charles Nikolet

Charles Nikolet

Print witness # 2 name

State of FLORIDA

County of Pasco

I am a notary public for the State of FLORIDA and my commission expires: 12-8-06 THE FOREGOING INSTRUMENT was acknowledged before me this 1 day of November, 2005 by Brian Blankenship, President of DIAMOND CONSTRUCTION SERVICES, INC (who is personally known to me) or who has produced _____ as identification and did take an oath.

Joseph Minichino
Notary Public

JOSEPH MINICHINO

Print Notary Name

Notary Seal

SEAL



Joseph M Minichino

My Commission DD170208

Expires December 08, 2008