

**WARRANTY DEED**

INDIVID. TO INDIVID.  
Record and Return to  
This Instrument prepared by:  
A. Ratliff an employee of  
**Gulf Coast Title Co., Inc.**  
111 N. Main St., Brooksville, FL 34601  
incidental to the issuance of a title insurance policy.  
File Number: **T-66453**

R

Doc# **2005110763**  
Hernando County, Florida  
12/14/2005 2:58PM  
KAREN NICOLAI, Clerk

RECORDING FEES \$ 10.00  
MISCELLANEOUS FEES \$ 1.00  
DEED DOC STAMP \$ 672.00  
12/14/2005 Deputy Clk

Property Appraisers Parcel ID/Folio Number(s):  
**R27 222 18 1476 0400 0430**  
Grantee's S.S. #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**This Warranty Deed**, Made and executed the 9th day of **December, 2005**,  
by **Larry Felty, as Successor Trustee of the Eileen Felty Revocable Trust Agreement dated April 8, 1996**,  
whose post office address is **5348 Circle Drive, Weeki Wachee, Florida 34607**, hereinafter called the Grantor,  
to **David L. Hoines, and Phyllis M. Hoines, as Trustees of the Hoines Family Trust dated December 4, 1995**,  
whose post office address is **7713 Moriah Avenue, Brooksville, Florida 34613**, 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, wherever the context so admits or requires)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 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 43, Block 40, Brookridge Community, Unit Six, as per plat thereof recorded in plat book 16, pages 51 through 54, public records of Hernando County, Florida.**

Together with that certain 1984 LIMB Mobile Home, ID# TRFLA3359A and TRFLA3359B located thereon.

Grantor hereby certifies that the above described property is not his her constitutional homestead as made and provided by the laws of the State of Florida.

\*With the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

Granting to and subject to the rights of David L. Hoines, Phyllis M. Hoines, as Trustees of the Hoines Family Trust dated December 4, 1995 to occupy and possess said property so as to comply with F.S. Section 196.041, such that said beneficial interest and possessory right constitutes in all respects "equitable title to real estate" as the term is used in Section 6, Article VII of the Constitution of the State of Florida.

**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, and subject to Covenants, Restrictions, and Easements of record, if any.

**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:

Susan Becker  
Witness Sign above  
Print Name here: SUSAN BECKER

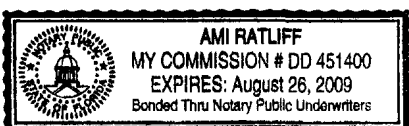
Larry Felty, Successor Trustee  
Sign above as printed here  
Larry Felty, Successor Trustee

Ami Ratliff  
Witness Sign above  
Print Name here: AMI RATLIFF

STATE OF FLORIDA  
COUNTY OF HERNANDO

This foregoing instrument was acknowledged before me this 9th day of **December, 2005**, by **Larry Felty, as Successor Trustee of the Eileen Felty Revocable Trust Agreement dated April 8, 1996**. Said person(s) is/are personally known to me, or ~~has/have produced~~ as identification.

NOTARY RUBBER STAMP SEAL



Ami Ratliff  
Notary Signature  
Print Name