

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Leigh Heckman  
Southeast Title Insurance of the Suncoast, Inc.  
2190 Mariner Boulevard  
Spring Hill, Florida 34609  
Property Appraisers Parcel Identification (Folio) Number: R32 323 17 5210 1459 0080

Doc# 2006002236  
Hernando County, Florida  
01/10/2006 8:17AM  
KAREN NICOLAI, Clerk

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 6th day of January, 2006 by Ventura Hidalgo, a single person,, whose post office address is 3559 Harrow Rd., Spring Hill, FL 34606 herein called the grantor, to Debora Pratz, a single person, whose post office address is 3359 Harrow Road, Spring Hill, FL, 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)

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 8, Block 1459, SPRING HILL, UNIT 21, as per plat thereof recorded in Plat Book9, Pages 81-96, Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and thereafter.

**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, 2005.

**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:

John Mamo  
Witness #1 Signature  
John MAMO  
Witness #1 Printed Name

Margaret Young  
Witness #2 Signature  
MARGARET YOUNG  
Witness #2 Printed Name

Ventura Hidalgo by Mirela Hidalgo  
as Attorney-in-fact  
Ventura Hidalgo  
by Mirela Hidalgo his Attorney-in-Fact

RECORDING FEES \$ 10.00  
DEED DOC STAMP \$ 927.50  
01/10/2006 Deputy Clk

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 6th day of January, 2006 by Mirela Hidalgo <sup>45</sup> Attorney-in-Fact for Ventura Hidalgo who is personally known to me or has produced drivers license as identification.

SEAL

Cindy Burgdorf  
Notary Public

My Commission Expires:



Cindy Burgdorf  
My Commission DD146598  
Expires September 03 2006

Printed Notary Name