

Return to:
Name: ALLIED TITLE INSURANCE, INC.
Address: 5314 Lemon Street
New Port Richey, FL 34652

R

Doc# 2006019880
Hernando County, Florida
03/08/2006 9:29AM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 252.00
03/08/2006 Deputy Clk

This Instrument Prepared by: Mary Cheatham
ALLIED TITLE INSURANCE, INC.
5314 Lemon Street
New Port Richey, FL 34652

OFFICIAL RECORDS
BK: 2214 PG: 236

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):
R01/221/17/3360/0646/0110

Grantee(s) S.S.#(s):
FILE NO: 06020010

WARRANTY DEED

This Warranty Deed Made this 3rd day of March, 2006,
by Paul Deutschlander, a single man

whose marital status is:
hereinafter called the grantor, whose post office address is: 15422 Lakeshore Villa Drive Tampa, FL 33613
to FLA Lots, LLC, a Limited Liability Company

whose post office address is: 5208 West Reno #290-3 Oklahoma City, Ok 73127

hereinafter called the grantee,
WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida, viz:
Lot 11, Block 646, Royal Highlands Unit 8, according to map or plat thereof as recorded in Plat Book 13, Page 3 through 31, Public Records of Hernando County, Florida.

SUBJECT PROPERTY IS VACANT LAND.

This property [X] [is not] the homestead of the Grantor(s).
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; that the 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, except taxes accruing subsequent to December 31, 2005, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Mary M. Cheatham Paul Deutschlander (Seal)
Witness Printed Name: Mary M. Cheatham Paul Deutschlander

Witness Signature: Michele L. Guy _____ (Seal)
Witness Printed Name: Michele L. Guy

Witness Signature: _____ (Seal)
Witness Printed Name: _____

Witness Signature: _____ (Seal)
Witness Printed Name: _____

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 3rd day of March 2006
by Paul Deutschlander, a single man

who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires: _____
Serial Number: _____
Mary M. Cheatham
MY COMMISSION # DD226062 EXPIRES
July 8, 2007
BONDED THROUGH TROY FAIN INSURANCE, INC.

Mary M. Cheatham
Printed Name: _____
Notary Public