

This instrument was prepared by:  
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Hengenbach & Taylor, P.A.  
5330 Spring Hill Drive – Suite J  
Spring Hill, FL. 34606-4559

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Doc# 2006020459  
Hernando County, Florida  
03/09/2006 10:24AM  
KAREN NICOLAI, Clerk

RECORDING FEES  
DEED DOC STAMP  
03/09/2006  
10.00  
0.70  
Deputy Clk

OFFICIAL RECORDS  
BK: 2215 PG: 802

Parcel ID No. R30 223 18 3515 0000 3060

(Space above this line for recording data.)

## WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

**THIS INDENTURE** made this 8<sup>th</sup> day of March, 2006, between ROSALIE M. CAFRA (a/k/a Rosalie M. Cafra), a single woman, whose post office address is 10448 Ventura Drive, Spring Hill, of the County of Hernando, State of Florida, party of the first part, and ROSALIE CAFRA (a/k/a Rosalie M. Cafra), for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to JOSEPH L. CAFRA, JR. AND JOHN A. CAFRA, whose post office address is 13109 Unity Street, Spring Hill, Florida 34609, parties of the second part, as joint tenants with right of survivorship.

**Witnesseth:** That said parties of the first part, for and in consideration of the sum of \*\*\*\*\*TEN AND NO/100's\*\*\*\*\*Dollars, to them in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, her heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

**Lot 306, SEVEN HILLS, Unit 6, as per plat thereof recorded in Plat Book 22, Pages 14-15,  
Public Records of Hernando County, Florida**

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2006, and subsequent years.

and the said parties of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed, and delivered in our presence:

Witness 1:

Printed:

J. TODD TAYLOR

ROSALIE CAFRA (a/k/a Rosalie M. Cafra)

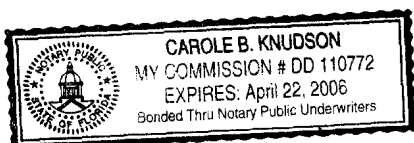
Witness 2:

Printed:

GELIA COSTA

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8 day of March, 2006, by ROSALIE CAFRA, (a/k/a Rosalie M. Cafra) [ ] who is personally known to me or [✓] who has produced a Florida Driver's License as identification.



Notary Public

My Commission Expires:

### CERTIFICATE

Hengesbach & Taylor, P.A. hereby certifies that this instrument was prepared and based upon information supplied by the parties hereto. Hengesbach & Taylor, P.A. does not guarantee either marketability of title or accuracy of description since examination of title or property was not performed.