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Prepared by and Return to:
Shelley N. Roderick, an employee of
Capstone Title, LLC,
7715 Gall Boulevard
Zephyrhills, Florida 33541
(813) 377-1052

Doc# 2006029985
Hernando County, Florida
04/07/2006 9:42AM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 966.00
04/07/2006 Deputy Clk

OFFICIAL RECORDS
BK: 2234 PG: 57

File Number:ZH06-0224

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Warranty Deed

Made on March 14, 2006 A.D. by and between **Thomas E. Rulison, Jr., a single man**, whose address is 6043 Beechwood Drive, Ridge Manor, FL 33523, hereinafter called the "grantor", to **Eugenia C. Parlow and Wayne M. Parlow, wife and husband**, whose post office address is 8244 North Cambridge, Detroit, MI 48221, hereinafter called the "grantee":

(Whenever used herein the term "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).

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot A, Block 10 of WHISPERING OAKS ESTATES PHASE I-C, according to the Plat thereof as recorded in Plat Book 18, Page(s) 43, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R01 123 21 8013 0010 00A0

Subject to covenants, conditions, restrictions and easements of record.

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.

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 these witnesses:

Mary T. Bickford
Witness Signature
Print Name: MARY T. BICKFORD

Shelley N Roderick
Witness Signature
Print Name: Shelley N Roderick

Thomas E. Rulison, Jr.
Thomas E. Rulison, Jr.
6043 Beechwood Drive, Ridge Manor, FL 33523

State of Florida
County of Pasco

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on March 14, 2006, by Thomas E. Rulison, Jr., who is personally known to me or who has produced a valid driver's license as identification.

[Signature]
NOTARY PUBLIC

Notary Print Name _____
My Commission Expires: _____

