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Doc# 2006033895
Hernando County, Florida
04/20/2006 2:53PM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 18.50
MISCELLANEOUS FEES \$ 3.00
DEED DOC STAMP \$ 419.30
04/20/2006 Deputy Clk

OFFICIAL RECORDS
BK: 2242 PG: 216

WARRANTY DEED
INDIVID. TO INDIVID.
Record and Return to AND This Instrument prepared by:
Rhonda Chilson 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-66626**

R

Property Appraisers Parcel ID/Folio Number(s):
R16 121 20 0265 0010 0351
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 5th day of April, 2006.

by **Richard E. Hildebrand, a single person, Daniel Hildebrand, a single person, Kimberly Hildebrand, f/k/a Kimberly Knott, a single person, Theresa Centers, a single person,**

whose post office address is **429 Stafford Ave., Brooksville, Florida 34601**, hereinafter called the Grantor,

to **Alexander Monteagudo and Iramy Monteagudo, husband and wife,**

whose post office address is **P.O. Box 2532, Key Largo, Florida 33037**, 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:

The North 1/2 of the following described property: Tract No. 35, Deer Haven Estates, the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 20 East, Hernando County, Florida, subject to a 25 foot road easement across the South side thereof.

TOGETHER WITH an easement for ingress and egress over and across the East 15 feet of the South 1/2 of the following described property:

Tract No. 35, Deer Haven Estates, the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 20 East, Hernando County, Florida, subject to a 25 foot road easement across the South side thereof.

Grantors hereby certify that the above described property is not their constitutional homestead as made and provided by the laws 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:

Barbara Gardner
Witness Sign above
Print Name here: Barbara Gardner

Rhonda Chilson
Witness Sign above
Print Name here: RHONDA CHILSON

Witness Sign above
Print Name here: _____

Witness Sign above
Print Name here: _____

Richard E. Hildebrand
Sign above as printed here

Richard E. Hildebrand

Dan Hildebrand
Sign above as printed here

Daniel Hildebrand

Kimberly Hildebrand
Sign above as printed here

Kimberly Hildebrand

Richard E. Hildebrand
by: Richard E. Hildebrand, Attorney-in-Fact for
Kimberly Hildebrand

Theresa Centers
Sign above as printed here

Theresa Centers

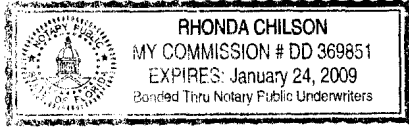
Richard E. Hildebrand
by: Richard E. Hildebrand, Attorney-in-Fact for Theresa
Centers

8-50
3-0
H9
20
Joe

STATE OF FLORIDA
COUNTY OF Hernando

This foregoing instrument was acknowledged before me this 5th day of April, 2006, by **Richard E. Hildebrand, a single person, and as Attorney-in-Fact for Kimberly Hildebrand, f/k/a Kimberly Knott, a single person and Theresa Centers, a single person and Daniel Hildebrand, a single person.** Said person(s) is/are personally known to me, or has/have produced FDL as identification.

NOTARY RUBBER STAMP SEAL



Rhonda Chilson

Notary Signature

Print Name

RHONDA CHILSON