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Hernando County, Florida

04/28/2006 9:29AM

KAREN NICOLAI, Clerk

RECORDING FEES

DEED DOC STAMP

04/28/2006

18.50

\$ 1,522.50

Deputy Clk

Prepared by

Patti Britts, an employee of  
Freedom Title & Abstract, LLLP  
5020 Central Avenue  
St. Petersburg, Florida 33707  
(727)797-0021

OFFICIAL RECORDS

BK: 2246 PG: 812

~~Return to: Grantee~~

File No.: 3391-1133455

## WARRANTY DEED

This indenture made on **April 07, 2006** A.D., by

**Craig Fortunato, a single man**

whose address is: [REDACTED]  
hereinafter called the "grantor", to

**Joseph Damiano and Tina Damiano, husband and wife**

whose address is: **4295 Candler Avenue, Spring Hill, FL 34609**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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 17, Block 1047, SPRING HILL, UNIT 16, according to the Plat thereof as recorded in Plat Book 9, Pages 18 through 30, inclusive, of the Public Records of Hernando County, Florida.**

Parcel Identification Number: **579449**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
\_\_\_\_\_  
Craig Fortunato 

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Michele Vinger

Witness Signature

Print Name: ERIC Vitola

State of **FL**

County of **Pinellas**

The Foregoing Instrument Was Acknowledged before me on **April 07, 2006**, by **Craig Fortunato, a single man** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC

  
\_\_\_\_\_  
Notary Print Name

My Commission Expires: May 14, 2008

