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Prepared by and return to:
Attorney Title Services, Inc.
111 N. Belcher Rd. Ste. 201
Clearwater, FL 33765
727-712-9600
File Number: RL06-063

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Doc# 2006038665
Hernando County, Florida
05/05/2006 3:38PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 1,455.38
05/05/2006 Deputy Clk

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Warranty Deed

This Warranty Deed made this 14 day of April, 2006 between Costa Homes Inc., a Florida Corporation whose post office address is 7627 Little Rd, New Port Richey, FL 34654-0936, grantor, and Daniel J. Bishop, an unmarried man whose post office address is 26969 West Center Road, Waterloo, NE 68069, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida to-wit:

Lot 17, The Trails at Rivard Phases I, II and VI, according to the map or plat thereof as recorded in Plat Book 31, Page 3, Public Records of Hernando County, Florida.

Parcel Identification Number: R19/223/19/3706/0000/0170

Subject to easements, restrictions and declarations of record if any.

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

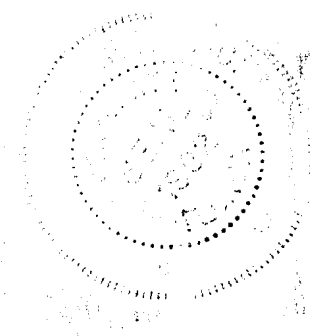
Signed, sealed and delivered in our presence:

Tiffany Wade
Witness Name: Tiffany Wade

Costa Homes Inc., a Florida corporation

By: Paul Bakkalapulo
Paul Bakkalapulo, Vice President

(Corporate Seal)

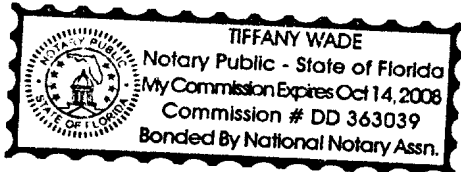


E. Baggott
Witness Name: E. Baggott

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 14th day of April, 2006 by Paul Bakkalapulo, Vice President of Costa Homes Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Tiffany Wade
Notary Public, State of Florida

Printed Name: Tiffany Wade

My Commission Expires: _____