

R

Return to:

Name: Chris Langee

Address: 7301 North Ola Avenue; Tampa, FL 33604

This Instrument Prepared by:

Chris Langee

Doc# 2006040687

Hernando County, Florida

05/12/2006 10:44AM

KAREN NICOLAI, Clerk

RECORDING FEES

DEED DOC STAMP

05/12/2006

\$ 18.00

\$ 0.70

Deputy Clk

TRUSTEE'S DEED

OFFICIAL RECORDS
BK: 2255 PG: 1715

1/3
By this Deed, Made this 12th day of May, 2006, by Chris Langee, as Trustee of The 4448 Lake In The Woods Trust dated 09/27/05, hereinafter called the grantor, whose post office address is: 7301 North Ola Avenue; Tampa, Florida 33604, With full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes 689.071

To Steven Charles Smith, a single man, whose post office address is: 7222 N. Ola Ave. Tampa, Fl. 33604, hereinafter called the grantee, With full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes 689.071,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 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, Florida, viz:

LOT 26, BLOCK 1, LAKE IN THE WOODS PHASE IV, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18 PAGE83 AND 84 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL # R09-223-17-2646-0001-0260

This property is **not** the homestead of the Grantor(s).

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.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature: Tammy Durrance

Witness Printed Name:

Witness Signature: _____

Witness Printed Name::

Witness Signature: Tamika Irvin

Witness Printed Name: Tamika Irvin

Witness Signature: _____

Witness Printed Name:

Chris Langee as Trustee of The 4484 Lake in the Wood Trust (Seal)

(Seal)

STATE OF **FLORIDA**
COUNTY OF

The foregoing instrument was acknowledged before me this **12th day of May, 2006**, by Chris Langee, who is/ are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Serial Number



Tammy Durrance
Commission #DD169498
Expires: Jan 10, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Tammy Durrance
Printed Name: Tammy Durrance
Notary Public