

Doc# 2006046820
Hernando County, Florida
06/02/2006 4:16PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 1,006.00
06/02/2006 Pg Deputy Clk
OFFICIAL RECORDS
BK: 2268 PG: 1043

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Sandra York
Southeast Title Insurance of the Suncoast, Inc.
2190 Mariner Boulevard
Spring Hill, Florida 34609

Property Appraisers Parcel Identification (Folio) Numbers: R32 323 17 5100 0650 0030
Grantees SS #s: and

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 31st day of May, 2006 by Roger R. Riso and Dorothy J. Riso, husband and wife, whose post office address is 11680 Hacienda Heights, Dewey, AZ 86327 herein called the grantors, to Brian Barsumian and Sharon L. Barsumian, husband and wife, whose post office address is 1201 Finland Drive, Spring Hill, FL 34609, hereinafter called the Grantees:
(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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

Lot 3, Block 650, SPRING HILL, Unit 10, as per plat thereof as recorded in Plat Book 8, Pages 54 - 66, Public Records of Hernando County, 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Cindy Burgdorf
Witness #1 Signature

CINDY BURGDOFF
Witness #1 Printed Name

Leigh Heckman
Witness #2 Signature

Leigh Heckman
Witness #2 Printed Name

Roger R. Riso
Roger R. Riso

Dorothy J. Riso
Dorothy J. Riso

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31st day of May, 2006 by Roger R. Riso and Dorothy J. Riso who are personally known to me or have produced their IDs as identification.

SEAL

Leigh Heckman
Notary Public
Printed Notary Name

File No.:0605022

