

RECORDING FEES \$ 10.00
DEED DOC STAMP 1,530.20
06/23/2006 Deputy Clk

OFFICIAL RECORDS
BK: 2280 PG: 1426

Prepared by and return to:
Kimberly Vaz, an employee of
Bayshore Title Insurance Company
3431 Henderson Boulevard, Tampa, Florida 33609,
as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it. **R**
File Number: 1197064

Corporate Warranty Deed

Made this June 14, 2006 A.D. by **Grant Homes, LLC**, a Florida limited liability company, existing under the laws of the State of Florida, whose post office address is 2002 W. Cleveland Street, Tampa, Florida 33606, hereinafter referred to as "Grantor", to **Lynda Wagner and Richard G. Loroway, wife and husband**, hereinafter referred to as "Grantee", whose post office address is 14246 93rd Avenue N, Seminole, Florida 33776:

(Whenever used herein the term "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.)

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee forever, the following described land, situate, lying and being in the County of Hernando, State of Florida, to wit:

Lot 13, Block 19 of STERLING HILL PHASE 1B, according to the Plat thereof as recorded in Plat Book 34, Page(s) 23, of the Public Records of Hernando County, Florida.

Subject to covenants, restrictions, easements and reservations of record, if any, and taxes for the current year.

Parcel Identification Number: **R09 223 18 3602 0190 0130**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

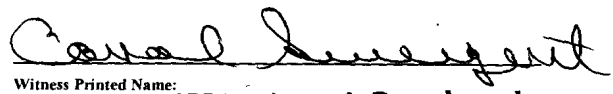
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Grant Homes, L.L.C.,
a Florida limited liability company

By: 
Cory G. Frier, Manager/Member

Signed and Sealed in Our Presence:


Witness Printed Name: **Victoria L. Ellingson**


Witness Printed Name: **Carol Sweigert**

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this June 14, 2006, by **Cory G. Frier**, as **Manager/Member of Grant Homes, LLC**, a Florida limited liability company, existing under the laws of the State of Florida, on behalf of the corporation.

He is personally known to me or has produced a driver's license as identification.


Notary Public
Notary Printed Name: **Victoria L. Ellingson** (Seal)

My Commission Expires:

