

PLEASE HOLD FOR:

NORTH AMERICAN TITLE INSURANCE GROUP, INC.

This Instrument Prepared by: DEBORAH PEREZ
NORTH AMERICAN TITLE INSURANCE GROUP, INC.

Address: 1046 W. BUSCH BLVD., SUITE 100-B
TAMPA, FL 33612

Property Appraisers Parcel Identification (Folio) Number(s):
PARCEL #R32 323 17 5170 1130 0080

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID.

Doc# 2006070743
Hernando County, Florida
08/30/2006 8:33AM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 1,561.00
08/30/2006 Deputy Clk

OFFICIAL RECORDS
BK: 2317 PG: 1918

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 23 day of August, 2006, A.D. by PATRICK D. CARREAU AND ISABEL J. CARREAU, HUSBAND AND WIFE hereinafter called the grantor, to DULCE CAGIGAL whose post office address is
* ~~10388 TIMBERCREST ROAD, SPRING HILL, FL 34608~~ hereinafter called the grantee:
*5820 SW 92ND AVENUE, MIAMI, FL 33173-1645

(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)

Witnesseth: That the grantor, for and in consideration of the sum of \$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, State of Florida, viz:

LOT 8, BLOCK 1130, SPRING HILL UNIT 17, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 9, PAGES 31 THROUGH 46, OF THE PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006, and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

Blanca E. Alvarez
FIRST Witness Signature

Blanca E. Alvarez
FIRST Witness Printed Name

Rosario P. Madison
SECOND Witness Signature

ROSARIO P. MADISON
SECOND Witness Printed Name

Patrick D. Carreau
Signature PATRICK D. CARREAU

PATRICK D. CARREAU
P.O. Address 25 SUNSET RIDGE LANE
FREDERICKSBURG, VA 22405

Isabel J. Carreau
Signature ISABEL J. CARREAU

Isabel J. Carreau
P.O. Address 25 SUNSET RIDGE LANE
FREDERICKSBURG, VA 22405

STATE OF Virginia

COUNTY OF Spotsylvania

The foregoing instrument was acknowledged before me this 23 day of August, 2006, by PATRICK D. CARREAU AND ISABEL J. CARREAU, HUSBAND AND WIFE who produced VA DLIC as identification and who did take an oath.

Notary Public, State and County Aforesaid

Donna M. Smith
Notary Signature

Printed Notary Signature

My Commission Expires: Feb 28, 2007

SEAL

