



Prepared by and Return to:
Aaron Patrinostro
LandAmerica Lawyers Title
14802 N. Dale Mabry Hwy., Suite 100
Tampa, FL 33618

R-ENV

Doc# 2006092918
Hernando County, Florida
11/28/2006 10:26AM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 1,241.18
11/28/2006 Deputy Clk

OFFICIAL RECORDS
BK: 2363 PG: 703

Folio/Parcel ID#: R35 223 18 3707 0160 0210

File/Case No: 0600018390
PHC File No: 06-35609

(Space Above This Line for Recording Data)

SPECIAL WARRANTY DEED

This Special Warranty Deed made on 22nd day of November, 2006,

Between PULTE HOME CORPORATION whose post office address is: 3810 Northdale Blvd., Ste. 100, Tampa, FL 33618, a Corporation existing under the laws of the State of Michigan,

hereinafter called the Grantor, and

Ronald A. Gauszka and Mary Ann Gauszka, husband and wife
whose mailing address is: 825 Sea Holly Drive, Brooksville, FL 34604

hereinafter called the Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs, and assigns forever, the following described land, situate, lying and being in the County of Hernando, State of Florida to wit:

Lot 21, Block 16, TRILLIUM VILLAGE "A", according to the plat thereof as recorded in Plat Book 36, Pages 13 through 23, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2006 and subsequent years, which are not yet due and payable.


And the said Grantor hereby covenants with the 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 does hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming of all persons claiming by, through or under the said Grantor. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as the context requires.)


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

Signed, Sealed and Delivered in the presence of:

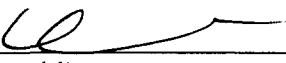
Pulte Homes Corporation


Witness **Diane Reese**

By: 
Christine Suarez
Attorney in Fact, W. Florida Div.
3810 Northdale Blvd. Ste 100
Tampa, Florida 33624


Witness **JANET PALMER**
State of Florida
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd day of June 2006 by Christine Suarez of Pulte Homes Corp., on behalf of the corporation. She is personally known to me or has produced Driver's License(s) as identification.


Notary Public

Expiration Date:



DIANE L. REESE
MY COMMISSION # DD 607716
EXPIRES: February 23, 2011
Bonded Thru Budget Notary Services