

PREPARED BY: Karen Mynahan
413 S. MacDill Avenue
Tampa, FL 33609

R

Doc# 2006095653
Hernando County, Florida
12/07/2006 4:03PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 84.00
12/07/2006 Deputy Clk
OFFICIAL RECORDS
BK: 2369 PG: 134

WARRANTY DEED

THIS WARRANTY DEED, dated this 1st day of December, 2006, BETWEEN Jeffrey D. Fishman, Trustee for the FMC Profit Sharing Plan, a Trust whose post office address is: 413 S. MacDill Avenue, Tampa, Florida 33609 hereinafter called the GRANTOR, and Deborah L. McIntyre, a single person, whose post office address is: 7331 WPA Road, Brooksville, Florida 34601, hereinafter called the GRANTEE:

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, Florida, more particularly described as follows:

Lot 89, Lakeside Acres, as recorded in Plat Book 17, Pages 59, 60 and 61, ORB 475, Page 1937, Public Records of Hernando County, Florida.

This deed given in consummation of Agreement for Deed dated August 1, 1997 between Jeffrey D. Fishman, Trustee for the FMC Profit Sharing Plan, a Trust and Deborah L. McIntyre.

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, hereditaments 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 except as above noted, 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; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Karen Mynahan

Jeffrey D. Fishman (SEAL)
Jeffrey D. Fishman, Trustee for the FMC Profit Sharing Plan

Signature: Deborah L. McIntyre

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY, That on the 1st day of December, 2006, before me personally appeared JEFFREY D. FISHMAN, Trustee for FMC, Profit Sharing Plan, a Trust to me known to be the person(s) described in and who executed the foregoing conveyance Deborah L. McIntyre and severally acknowledge the execution thereof to be his free act and deed for the uses and purposes therein mentioned. WITNESS my signature and official seal at Tampa in the County of Hillsborough and State of Florida, the day and year last aforesaid.

He is personally known to me.

(SEAL) Karen Mynahan
NOTARY PUBLIC-State of Florida at Large

REV. FMC 9/031

NOTARY PUBLIC-STATE OF FLORIDA
Karen Mynahan
Commission # DD485175
Expires: NOV. 18, 2009
Notary Public - Florida Surety Bonding Co., Inc.