

Doc# 2007015442
Hernando County, Florida
03/06/2007 11:24AM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
DEED DOC STAMP 931.00
03/06/2007 Deputy Clk
OFFICIAL RECORDS
BK: 2409 PG: 350

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BOBBI L BENNETT
CHELSEA TITLE OF THE NATURE COAST, INC.
13175 SPRING HILL DRIVE
SPRING HILL, FLORIDA 34609

Property Appraisers Parcel Identification (Folio) Numbers: R32-323-17-5080-0446-0200
Grantee SS #:

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 28th day of February, 2007 by **BRIAN C. LADOUCEUR, A MARRIED MAN, JOINED BY HIS SPOUSE, SUZETTE LADOUCEUR**, herein called the grantor, to **DAMON PULASKI, A SINGLE MAN**, whose post office address is 10091 HEATHCLIFF ST, SPRING HILL, FL 34608, 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 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 20, Block 446, SPRING HILL, UNIT 8, as per plat thereof as recorded in Plat Book 8, Pages 27 through 37 inclusive of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2005 and thereafter.

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 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

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:

Bobbi L. Bennett
Witness #1 Signature

Bobbi L. Bennett

Witness #1 Printed Name

Rachel Sterlein
Witness #2 Signature

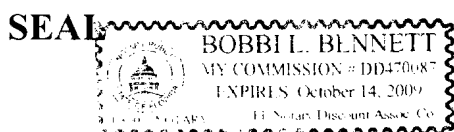
Rachel Sterlein
Witness #2 Printed Name

Brian C. Ladouceur
BRIAN C. LADOUCEUR
13020 MOUNTAIN PLOVER RD, WEEKI WACHEE, FL 34614

Suzette M. Ladouceur
SUZETTE LADOUCEUR
13020 MOUNTAIN PLOVER RD, WEEKI WACHEE, FL 34614

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 28th day of February, 2007 by **BRIAN C. LADOUCEUR AND SUZETTE LADOUCEUR**, who has produced FL drivers license as identification.



Bobbi L. Bennett
Notary Public

Bobbi L. Bennett

Printed Notary Name

My Commission Expires: