

Doc# 2007020789  
Hernando County, Florida  
03/27/2007 11:55AM  
KAREN NICOLAI, Clerk

This document prepared by (and after recording  
return to): Jonathan Boxman  
Firm/Company: Titledge of Florida, LLC  
Address: 654 Sharrots Road  
City, State, Zip: Staten Island, New York 10309  
Phone: 718-701-6400  
BSFL122806011

RECORDING FEES \$ 27.00  
DEED DOC STAMP \$ 1,959.30  
03/27/2007 Deputy Clk

OFFICIAL RECORDS  
BK: 2419 PG: 409

Titledge of Florida  
1030 Spring Villas Point  
Suite 1000  
Winter Springs, FL 32708

Property Appraiser Parcel Identification Number = R01 221 17 3357 5810 0040

### WARRANTY DEED

THIS WARRANTY DEED, Made the 9 day of March, 2007, by **Sewnarine Sharma, a married man**, whose mailing address is **1006 Pinchaven Court, Brandon, FL 33511** hereinafter referred to as "Grantors", to **Wilner Alphonse, a married man**, whose mailing address is **362 Holly Ridge Road, Winter Haven, FL 33880**, hereinafter called "Grantees".

Witnesseth, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee the following lands and property, together with all improvements located thereon, lying in the County of Hernando, State of Florida, to-wit:

**Lot 4, in Block 581, of Royal Highlands Unit No.7, according to the Plat thereof, as recorded in Plat Book 12, Pages 83-110, of the Public Records of Hernando County, Florida.**

Prior instrument reference: Book 2081, Page 1256, Document No. 2005070316, of the Public Records of the Clerk of the Court for Hernando County Florida.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

**Sewnarine Sharma** affirms that the above mentioned property is not her homestead and presently resides at: **1006 Pinchaven Court, Brandon, FL 33511**.

SUBJECT to restrictions, reservations, easements, and covenants of record, reference hereto will not serve to reimpose the same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor(s), either in law or equity, to the only proper use, benefit and behalf of the Grantee(s) forever.

AND the GRANTOR(S) does/do hereby covenant with said Grantee(s) that the Grantor(s) is/are lawfully seized of said land in fee simple; that the Grantor(s) has/have 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.

Note: This document was presented for Recording containing  
SOME ENTRIES THAT ARE OF POOR QUALITY AND MAY  
NOT BE LEGIBLE.

Taxes for tax year 2007 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor. This is investment property and not the homestead of the Grantor(s) herein. Grantor(s) further warrant/warrant(s) that the herein described property does not now, and never has, constituted the homestead of the Grantor(s), and is not now and never has been contiguous to the homestead of the Grantor(s), or this property ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 7 day of March, 2007.

Signed, Sealed and Delivered  
in the presence of *these Witnesses*  
(one of whom may be the Notary):

Sign: 

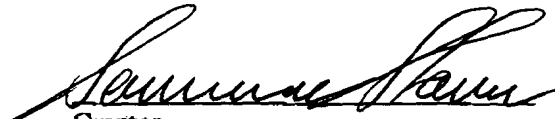
Witness Signature

BRANDON DANIELS  
Printed Name

Sign: 

Witness Signature

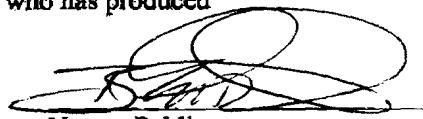
Laurie Cumbie  
Printed Name

  
Grantor  
Sewnarine Sharma

STATE OF Florida

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 7 day of March, 2007, by Sewnarine Sharma, who is personally known to me or who has produced A DRIVER LICENSE as identification.

  
Notary Public

Printed Name: BRANDON DANIELS

My Commission Expires:

08/04/09



Brandon Daniels  
Commission #DD458264  
Expires: August 4, 2009  
Bonded Thru  
Merchants Bonding

**Grantor(s) Name, Address, phone:**

Sewnarie Sharma  
1006 Pinehaven Court  
Brandon, FL 33511

**Grantee(s) Name, Address, phone:**

Wilner Alphonse  
362 Holly Ridge Road  
Winter Haven, FL 33880

**Title # BLS-FL122806011**

**SEND TAX STATEMENTS TO GRANTEE**