

Prepared by:
Paula Taberne
Homes & Land Title Services of Hernando, Inc.
4074 Commercial Way
Spring Hill, Florida 34606

File Number: HL-07-1031

OFFICIAL RECORDS
BK: 2421 PG: 683

Doc# 2007021953
Hernando County, Florida
03/30/2007 3:22PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 2,695.00
03/30/2007 Deputy Clk

General Warranty Deed

Made this March 29, 2007 A.D. By **Michael Ahern and Sandra J. Ahern, his wife**, whose address is: 3079 Gulfwinds Circle, Hernando Beach, FL 34607, hereinafter called the grantor, to **Michael K. Philpott and Cheryl L. Philpott, husband and wife**, whose post office address is: 5212 Fenian Drive, Spring Hill, Florida 34609, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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 situated in Hernando County, Florida, viz:

Lot 110, RAINBOW WOODS, as per plat thereof, recorded in Plat Book 21, Pages 7 - 14, of the Public Records of Hernando County, Florida

Parcel ID Number: **R17 223 18 3242 0000 1100**

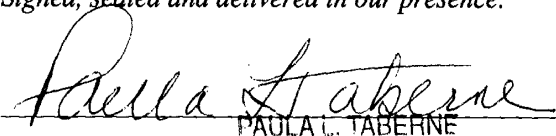
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

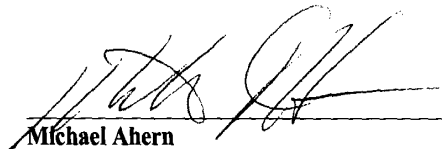
To Have and to Hold, the same in fee simple forever.

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; that the grantor hereby fully 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, 2006.

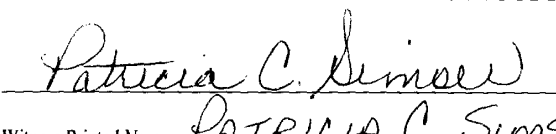
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

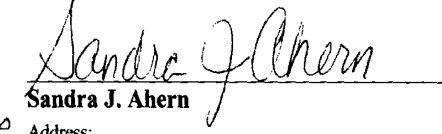
Signed, sealed and delivered in our presence:



PAULA L. TABERNE
Witness Printed Name _____


Michael Ahern (Seal)
Address: 3079 Gulfwinds Circle, Hernando Beach, FL 34607

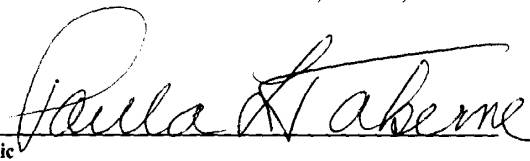


PATRICIA C. SIMSER
Witness Printed Name _____


Sandra J. Ahern (Seal)
Address: _____

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this March 29, 2007, by Michael Ahern and Sandra J. Ahern, his wife, who is/are personally known to me or who has produced drivers license as identification.



Notary Public
Print Name: _____
PAULA L. TABERNE
My Commission Expires: _____
Notary Public, State of Florida
My comm. exp. June 16, 2007
Comm. No. CC847067