

Return to: Ami Ratliff
Name: Gulf Coast Title, LLC
Address: 111 North Main Street
Brooksville, Florida 34601

R

Doc# 2007030454
Hernando County, Florida
05/04/2007 8:34AM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 210.00
05/04/2007 Deputy Clk

OFFICIAL RECORDS
BK: 2437 PG: 165

This Instrument Prepared By:

Ami Ratliff
Gulf Coast Title, LLC
111 North Main Street
Brooksville, Florida 34601

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

R29 122 20 0575 0000 0920

Grantee(s) S.S.#(s):

File No:20070069

WARRANTY DEED

This Warranty Deed Made the 2nd day of May, 2007, by Faustino Pergher, hereinafter called the grantor, whose post office address is: 26115 Olympia Rd., Brooksville, Florida 34601

to Shawn McAbee and Adam McAbee, husband and wife, whose post office address is: 6510 Haugan Lane, Brooksville, Florida 34602, hereinafter called the grantees,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida, to wit:

Lot 92, Lakeside Acres Mobile Home Subdivision, according to the plat thereof, as recorded in Plat Book 17 Page 59, Public Records of Hernando County, Florida.

TOGETHER WITH a 1982 SUMM Single-Wide Mobile Home ID# H22284G.

The property is not the homestead of the Grantor(s).

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 2006, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, sealed and delivered in our presence:

Witness Signature: Ami Ratliff
Printed Name: AMI V. RATLIFF

Faustino Pergher by Vanessa Clary
his attorney-in-fact
Faustino Pergher by Vanessa Clary, his attorney-in-fact

Witness Signature: Rhonda Chilson
Printed Name: Rhonda Chilson

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 2nd day of May, 2007, by Vanessa Clary, attorney-in-fact for Faustino Pergher, who ~~is/are~~ personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Ami Ratliff
Printed Name: AMI V. RATLIFF
Notary Public
Serial Number

