

PREPARED BY: ANN M. STEWART  
8/13  
R 10296 HEATHCLIFF ST.  
SPRING HILL, FL. 34608

OFFICIAL RECORDS  
BK: 2404 PG: 1308

WARRANTY DEED

Doc# 2007012867  
Hernando County, Florida  
02/23/2007 12:39PM  
KAREN NICOLAI, Clerk

Tax Lot No. \_\_\_\_\_

F.I.N. \_\_\_\_\_

Verified By: \_\_\_\_\_ County on the \_\_\_\_\_ day  
of \_\_\_\_\_ (month), \_\_\_\_\_ (year) by

RECORDING FEES \$ 18.50  
DEED DOC STAMP \$ 0.78  
02/23/2007 Deputy Clk

★★ CORRECTED DEED TO CORRECT OWNERSHIP STATUS

THIS DEED is made this 31<sup>ST</sup> day of AUGUST (month) 2006 (year), by  
and between MARY L. JOHN, Grantor;  
and MARY L. JOHN AND ANN M. STEWART, Grantee,  
whose address is 3117 MEETINGHOUSE LANE  
BROOKSVILLE, FL. 34601 The

designation Grantor and Grantee as used herein shall include said parties, their heirs,  
successors, and assigns, and shall include singular, plural, masculine, feminine or neuter  
as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the  
receipt of which is hereby acknowledged, has and by these presents does grant, bargain,  
sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land  
situated in HERNANDO COUNTY FLORIDA and more particularly described  
as follows: PARCEL # R32 323 M 5080 0461 0030  
SPRING HILL UNITS, BLK 461 LOT 3, ORB 352 PG 235  
10296 HEATHCLIFF ST., SPRING HILL, FL. 34608

The property herein above described was acquired by grantor in Book  
\_\_\_\_\_, Page 235 in HERNANDO County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and  
appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized (possessed) of the  
premises in fee simple, has the right to convey the same in fee simple, that title is

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

OFFICIAL RECORDS  
BK: 2409 PG: 709

Doc# 2007060172  
Hernando County, Florida  
09/13/2007 9:17AM  
KAREN NICOLAI, Clerk

marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: utility easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Mary L. John (Grantor)  
(SEAL)

Nov. 9th 2006  
DATE

Mary L. John (Grantee)  
Ann M. Stewart (Grantee)  
(SEAL)

Nov. 9th 2006  
11-9-06  
DATE

★★ 76/  
★★ JMS

★★ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF Florida, COUNTY OF Hernando.

I, a Notary Public for said County and State, do hereby certify that Mary L. John AND Ann M. Stewart personally appeared before me this day and acknowledged the due execution of the foregoing and attached Warranty Deed.

WITNESS my hand and notarial seal, this the 9th day of November (month), 2006.  
(year).

FIA DL [REDACTED]  
FIADL [REDACTED]

My Commission Expires:

Sherril Lucier  
Sherril Lucier

Notary Public

WITNESS B.V.

Ryan T. Beckwith  
RYAN T. BECKWITH

John Acevedo  
JOHN ACEVEDO



notarized only for  
ANN M STEWART &  
Mary L John  
Sigs only  
For attached  
Warranty deed  
Parcel  
R323231750800961  
0030