

2008001318
LORINDA 2524/1964

OFFICIAL RECORDS
BK: 2524 PG: 1964

LT1-2-2008001318-1

LT2-2524-1964-1

01/09/2008 3:34PM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 645.40
01/09/2008 *[Signature]* Deputy Clk

Prepared by and Return to:
Lana K. Christensen
Alday-Donalson Title Agencies of America, Inc.
3037 Landover Blvd, Spring Hill, Florida 34608
Parcel ID No: R24 223 16 2370 0135 0400

Quit Claim Deed

Made this December 21, 2007 A.D. by
Diane Finnican, a married woman, joined by her husband, Mark Finnican
hereinafter called the grantor, to
Mark H. Finnican Diane F. Finnican, husband and wife
whose post office address is: **4034 Cobia Drive, Spring Hill, Florida 34607**
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives 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 NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Hernando County, Florida**, viz:

Lot 40, Block 135, HERNANDO BEACH UNIT 13-B, according to the map or plat thereof recorded in Plat Book 17, Pages 70 through 73, of the Public Records of Hernando County, Florida.

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

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, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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:

[Signature]
Witness Printed Name Connie Woodruff

[Signature]
Witness Printed Name Carrie R. Mitchell

[Signature] (Seal)
Diane Finnican
Address: 4034 Cobia Drive, Spring Hill, FL 34607

(Seal)
Mark Finnican
Address: 4034 Cobia Drive, Spring Hill, FL 34607


[Signature] (Seal)

Address: _____ (Seal)

Address: _____

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 21st day, of December, 2007, by Diane Finnican and Mark Finnican, who is personally known to me or who has produced FLDL as identification.

 **CONNIE WOODRUFF**
Notary Public, State Of Florida
My Comm. Exp. June 1, 2009
Commission No. #DD43601F

[Signature]
Notary Public
Print Name: Connie Woodruff
My Commission Expires: _____