

2008003444
AMY 2528/267

OFFICIAL RECORDS
BK: 2528 PG: 267

01/22/2008 3:15PM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Debbie Melgarejo
Assurance Title Co.
7248 High Point Blvd.
Brooksville, FL 34613

Property Appraisers Parcel Identification (Folio) Number: R29-222-18-2500-0030-0090

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 16th day of January, 2008 by Robert Ruell and Geraldine Ruell, Husband and Wife, whose post office address is 240 Fox Rd., Manton, Mi 49663 herein called the Grantors, to John McFeeters and Paula McFeeters, Husband and Wife whose post office address is 4 John Street, Green Island, NY 12183, hereinafter called the Grantees:

(Wherever used herein, the terms "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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

Lot 9, Block 3, HIGH POINT MOBILE HOME SUBDIVISION, UNIT 1, according to the plat thereof as recorded in Plat Book 10, Pages 99 through 100, inclusive, of the Public Records of Hernando County, Florida.

*Together with that 1973 PKWY Doublewide Mobile Home bearing ID#'s FP24524FLT2718A & B.

Subject to easements, restrictions and reservations of record and taxes for the year 2008 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2007.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Robert Ruell

240 Fox Rd., Manton, Mi. 49663

Geraldine Ruell

240 Fox Rd., Manton, Mi. 49663

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 354.00
01/22/2008 Deputy CLK

STATE OF Mi.
COUNTY OF WEXFORD

The foregoing instrument was acknowledged before me the 16th day of January, 2008 by Robert Ruell and Geraldine Ruell who are personally known to me or have produced PERSONALLY KNOWN as identification.

LT1-2-2008003444-1

LT2-2528-267-1

SEAL

My Commission Expires:

12-16-2012

ary Public

Printed Notary Name

