

Prepared by: **R**
Barbie Allen
Bay Breeze Title Agency, Inc.
6123 Deltona Blvd.
Spring Hill, Florida 34606

File Number: 07-0161

2008003446
LORINDA 2528/269

OFFICIAL RECORDS
BK: 2528 PG: 269

LT1-2-2008003446-1

LT2-2528-269-2

01/22/2008 3:20PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

RECORDING FEES	\$	18.50
MISCELLANEOUS FEES	\$	2.00
DEED DOC STAMP	\$	420.70
01/22/2008	Deputy Clk	

2/6

General Warranty Deed

Made this January 7, 2008 A.D. By **Sandra J. Budd**, as to a life estate interest, an unmarried woman, **Daniel Budd**, an unmarried man, **Diana Budd and Thomas Dietzel**, Husband and Wife, as to the remainder interest, whose address is: 3138 Dow Lane, Spring Hill, FL 34609 , hereinafter called the grantor, to **Daniel Budd and Sandra J. Budd**, as joint tenants with rights of survivorship, whose post office address is: 3138 Dow Lane, 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 situate in Hernando County, Florida, viz:

Lot 25, Block 817, SPRING HILL UNIT 13, as per plat thereof recorded in Plat Book 8, Pages 84-100, Public Records of Hernando County, Florida.

Parcel ID Number: **R32 323 17 5130 0817 0250**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2007.

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:

Barbie Allen
Witness Printed Name Barbie Allen

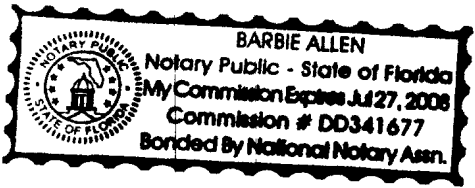
Michael Allen
Witness Printed Name Michael Allen

Sandra J. Budd (Seal)
Sandra J. Budd

Daniel Budd (Seal)
Daniel Budd
Address:

State of FLORIDA
County of HERNANDO

The foregoing instrument was acknowledged before me this 7th day of January, 2008, by Sandra J. Budd and Daniel Budd Diana Budd, who is/are personally known to me or who has produced Drivers License as Identification.



Barbie Allen
Notary Public
Print Name: Barbie Allen

My Commission Expires: _____

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:

Barbie Allen
Witness Printed Name Barbie Allen

Diana Budd (Seal)
Diana Budd

Olga Antonia Gonzalez
Witness Printed Name OLGA ANTONIA GONZALEZ

Thomas M. Dietzel (Seal)
Thomas Dietzel
Address:

State of FLORIDA
County of HERNANDO

The foregoing instrument was acknowledged before me this 7th day of January, 2008, by Diana Budd and Thomas Dietzel, who is/are personally known to me or who has produced Drivers License as identification.

Barbie Allen
Notary Public
Print Name: _____

My Commission Expires: _____

