

2008009407

AMY 2536/1330

OFFICIAL RECORDS  
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LT1-2-2008009407-1



LT2-2536-1330-2

02/22/2008 11:17AM # Pages 2  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

RECORDING FEES \$ 18.50  
DEED DOC STAMP \$ 525.00  
02/22/2008 \_\_\_\_\_Deputy Clk

Handwritten initials

PREPARED BY/RETURN TO:  
Cindy Dyal  
American Home Title of Hernando, Inc.  
19225 Cortez Blvd  
Brooksville, FL 34601  
FILE NO.: HC080005

R

**WARRANTY DEED**

THIS INDENTURE, made this 14th day of February, 2008 between:

**Terry L. Bennett and Michelle M. Bennett, husband and wife**

Grantor, whose mailing address is: 7130 High Corner Road, Brooksville, FL 34602 AND

**Edward R. Gossard and Darlene K. Gossard, husband and wife**

Grantee, whose mailing address is: 3100 Upshur Street, Mt. Rainier, MD 20712-1645.

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.

WITNESSETH That the said grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sells and transfers unto the said grantee, his heirs and assigns forever, all that certain parcel of land lying and being in the County of HERNANDO and State of FLORIDA, more particularly described as follows:

Folio No.: R35-422-20-0000-0330-0010

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 22 South, Range 20 East, Hernando County, Florida; LESS the West 15 feet thereof for road right-of-way.


TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

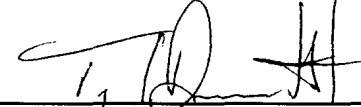
TO HAVE AND TO HOLD the same in fee simple forever.

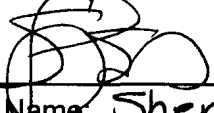
And the said grantor covenants with the said grantee that he is lawfully seized of the said land in fee simple; that he has good right and lawful authority to sell and convey said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 2006. Subject to restrictions, reservations, covenants, and easements of record, and, applicable governmental regulations.

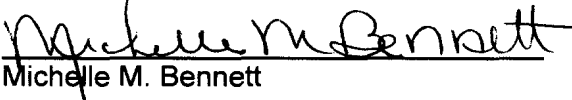
IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year above written.

WITNESS:

  
\_\_\_\_\_  
Print Name: Cindy Dyal

  
\_\_\_\_\_  
Terry L. Bennett

  
\_\_\_\_\_  
Print Name: Sherri L. Sims

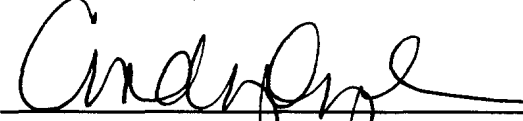
  
\_\_\_\_\_  
Michelle M. Bennett

STATE OF: FLORIDA  
COUNTY OF: HERNANDO

The foregoing instrument was acknowledged before me this: 14th day of February, 2008 by Terry L. Bennett and Michelle M. Bennett, who is/are personally known to me or has produced FL Dr License as identification.

WITNESS my signature and official seal at Brooksville in the County of Hernando and State of Florida, the day and year last aforesaid.

My Commission Expires:

  
\_\_\_\_\_  
NOTARY PUBLIC- State of Florida

