

2/5

2008011225

AMY 2539/537

OFFICIAL RECORDS  
BK: 2539 PG: 537

PREPARED BY:  
M. Donald Reddish  
The Reddish Law Firm  
28100 U. S. Hwy 19 N.  
Clearwater, Florida 33761

R-ENV



LT1-2-2008011225-1



LT2-2539-537-2

Parcel No: R01 423 20 0000 0210 0000  
Reference No: 386656

**WARRANTY DEED**

03/03/2008 11:05AM # Pages 2  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

THIS WARRANTY DEED made on February 18, 2008 by:

GRANTOR(S): JAYANTI PATEL, a married man, whose physical address is 5461 Monte Verde Court, Palm Harbor, Florida 34685 (hereinafter Grantors); and

GRANTEE(S): JAYANTI R. PATEL and RAMA J. PATEL, Trustees, or their successors in trust, under the PATEL LIVING TRUST, dated January 16, 2008 and any amendments thereto, whose physical address is 5461 Monte Verde Court, Palm Harbor, Florida 34685 (hereinafter Grantees).

(Wherever 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(s), for and in no consideration (ZERO DOLLARS), hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the Grantee, the following described land situate and lying and being in the County of Hernando, State of Florida, to wit:

The East 1/2 of Northwest 1/4 of Northeast 1/4 of Northwest 1/4 of Section 1.

Township 23 South, Range 20 East, Hernando County, Florida,  
LESS the North 132 Feet thereof for road right-of-way.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, SETBACK LINE REQUIREMENTS, RESERVATIONS AND RESTRICTIONS AND ANY VENDORS LIEN(S) WHICH ARE OF PUBLIC RECORD IN HERNANDO COUNTY, FLORIDA.

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 Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is/are lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land; that the Grantor(s) hereby fully warrant(s) 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.

THE GRANTOR(S) herein grant(s) full power and authority by this deed to the Trustee(s), and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its

RECORDING FEES \$ 18.50  
DEED DOC STAMP \$ 0.70  
03/03/2008 Deputy Clk

application; further, without in any way limiting or altering the foregoing, said Trustee(s) is/are granted full power either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument. All persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

[Signature]  
JAYANTI PATEL

Donald Reddish  
Print Witness Name

[Signature]  
Witness Signature

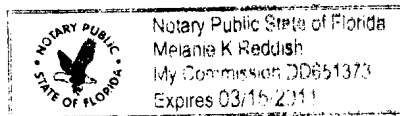
Rebecca Anthony  
Print Witness Name

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JAYANTI PATEL, Grantor(s), who is/are either  personally known to me or  produced \_\_\_\_\_ as identification, and who executed the foregoing instrument, and acknowledged before me that he/she/they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this on February 18, 2008

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: 3/15/2011



THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT.

This Instrument was prepared by:

M. Donald Reddish  
The Reddish Law Firm  
28100 U. S. Hwy 19 N.  
Clearwater, Florida 33761  
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Facsimile: (727) 723-3156