



R-ENV

This instrument Prepare By  
John M. Keller, Esquire  
Law Office of John M. Keller, P.A.  
Post Office Box 428  
Brooksville, Florida 34605-0428

**WARRANTY DEED**

\*No Monetary Consideration.

THIS INDENTURE made this 7<sup>th</sup> day of August, 2008, by **DENNIS REED**, a single person, and **OTTO P. FRAUENZIMMER**, a single person, whose address is: 2408 Evenglow Avenue, Spring Hill, Florida 34609, as **GRANTOR**; and **DENNIS REED**, a single person, and **OTTO P. FRAUENZIMMER**, a single person, whose address is: 2408 Evenglow Avenue, Spring Hill, Florida 34609, as Joint Tenants with Full Rights of Survivorship, **GRANTEE**. The terms "Grantor" and "Grantee" are hereinafter used for masculine, feminine, neuter, singular, or plural, as the context requires.

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS, and other valuable considerations, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged by the Grantor, has granted, bargained, and sold to the Grantee, and the Grantee's heirs, successors, and assigns forever, the land situate, lying, and being in Hernando County, State of Florida, and described as follows:

**Lot 8, Block 612, SPRING HILL, UNIT 10, according to map or plat thereof as recorded in Plat Book 8, page 54-66, of the Public Records of Hernando County, Florida.**

Parcel ID # R32 323 17 5100 0612 0080

RECORDING FEES \$ 18.50  
DEED DOC STAMP \$ 0.70  
08/07/2008 *[Signature]* Deputy Clk

Grantors have executed this deed for the purpose of creating a Joint Tenancy with Full Rights of Survivorship between themselves in the above described real property. This is the same property that is described in that certain Warranty Deed that is recorded at O.R. 2142, page 1412, of Hernando County Public Records.

The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

**This instrument was prepared from information furnished by its parties. Title research or other assurance of title was neither requested from nor performed or given by the Law Office of John M. Keller, P.A.**

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness John Michael Keller

*[Signature]*  
DENNIS REED  
Grantor

*[Signature]*  
Witness NAWETTE KELLER

08/07/2008 2:01PM # Pages 2  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

Wanette Keller  
Witness Wanette Keller

Otto P. Fraenzimmer  
OTTO P. FRAUENZIMMER  
Grantor

John Michael Keller  
Witness John Michael Keller

STATE OF FLORIDA  
COUNTY OF HERNANDO

BEFORE ME, the undersigned authority, on the 7<sup>th</sup> day of August, 2008, in the County and State aforementioned, personally appeared **DENNIS REED**, the person who, first being by me duly sworn, deposed and said upon said person's oath that said person is the person described in and who executed the foregoing Warranty Deed, that said person executed same for the purposes therein stated, and with the intent to be thereby bound. Said person is either personally known to me or produced identification satisfactory to me (if said person produced identification, same is described as follows: personally known).

NOTARY PUBLIC-STATE OF FLORIDA  
John Michael Keller  
Commission # DD696952  
My Commission Expires: Expires: OCT. 01, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

John Michael Keller  
Notary Public State of Florida

STATE OF FLORIDA  
COUNTY OF HERNANDO

BEFORE ME, the undersigned authority, on the 7<sup>th</sup> day of August, 2008, in the County and State aforementioned, personally appeared **OTTO P. FRAUENZIMMER**, the person who, first being by me duly sworn, deposed and said upon said person's oath that said person is the person described in and who executed the foregoing Warranty Deed, that said person executed same for the purposes therein stated, and with the intent to be thereby bound. Said person is either personally known to me or produced identification satisfactory to me (if said person produced identification, same is described as follows: personally known).

NOTARY PUBLIC-STATE OF FLORIDA  
John Michael Keller  
Commission # DD696952  
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