

365

\$158,000.00

Return to: 11618-08-00263

North American Title Company  
4251 Mariner Blvd.  
Spring Hill, Florida 34609

R

This Instrument Prepared By:  
Lisa D. Hensley  
North American Title Company  
4251 Mariner Blvd.

Spring Hill, Florida 34609

Property Appraisers Parcel Identification (Folio) Number:  
R32-323-17-5060-0267-0180

OFFICIAL RECORDS  
BK: 2617 PG: 1106

2008068192  
TRACEY 2617/1106

LT1-2-2008068192-1

LT2-2617-1106-1

WARRANTY DEED

This Warranty Deed made this 1st day of December, 2008 by Takis Frantzis and Loretta Frantzis, husband and wife hereinafter called the grantor(s), to Catherine Esther Roberts, an unmarried woman, whose post office address is 8108 Shorecrest Court, Spring Hill, FL 34606, hereinafter called the grantee:

(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 grantor(s), for and in consideration of the sum of \$10.00 (ten) 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 18, Block 267, SPRING HILL UNIT 6, according to the plat thereof, as recorded in Plat Book 8, Page 1, of the Public Records of Hernando County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2009 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

RECORDING FEES \$ 10.00  
DEED DOC STAMP \$ 1,106.00  
12/19/2008 Deputy Clk

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

Lisa D. Hensley  
First Witness Signature

Lisa D. Hensley  
Witness Printed Signature

Donna M. Almeida  
Second Witness Signature

Donna M. Almeida  
Witness Printed Signature

Third Witness Signature

Witness Printed Signature

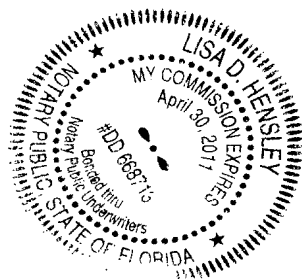
Fourth Witness Signature

Witness Printed Signature

STATE OF: Florida  
COUNTY OF: Hernando

The foregoing instrument was acknowledged before me this 1st day of December, 2008 by Takis Frantzis and Loretta Frantzis, husband and wife hereinafter called the grantor(s), who produced a Drivers License as identification.

My Commission Expires:



Takis Frantzis  
Signature

Takis Frantzis  
Printed Signature

7431 Wimpole Dr.  
Street Address

New Port Richey, FL 34655  
City, State and Zip Code

Loretta Frantzis  
Signature

Loretta Frantzis  
Printed Signature

Street Address

City, State 12/19/2008 12:05PM # Pages 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

Lisa D. Hensley  
Notary Signature Notary Public, State and County Aforesaid  
Lisa D. Hensley  
Printed Notary Signature