

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

R

File Number: 08-0124

Sales Price: 12,000
Doc Stamps: 84.00

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2008069073

LORINDA 2618/1367

OFFICIAL RECORDS
BK: 2618 PG: 1367



LT1-2-2008069073-1



LT2-2618-1367-1

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 84.00
12/24/2008 Deputy Clk

12/24/2008 11:39AM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

General Warranty Deed

Made this December 19, 2008 A.D. By **Stephen Dehnert**, 4486 SW 26th Ave, Fort Lauderdale, Florida 33312, hereinafter called the grantor, to **Miguel A. Perez Martinez and Carmen E. Rodriguez, husband and wife**, whose post office address is: 7562 Calle Bella Vista # 679, Sabana Seca, Puerto Rico 00952, 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 8, Block 563 of ROYAL HIGHLANDS, UNIT NO. 7, according to the plat thereof as recorded in Plat Book 12, Page(s) 83-110, of the Public Records of Hernando County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **R01 221 17 3357 5630 0080**

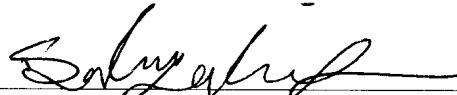
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

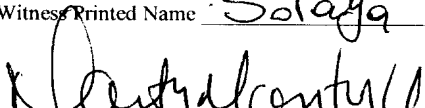
To Have and to Hold, the same in fee simple forever.

And the grantor 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:

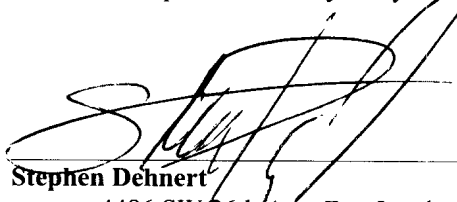


Witness Printed Name: Soraya Rasouli


Witness Printed Name: Martha Montoya

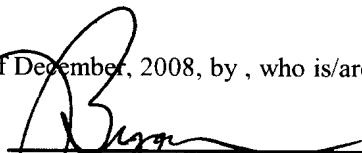
State of Florida
County of

The foregoing instrument was acknowledged before me this 19th day of December, 2008, by , who is/are personally known to me or who has produced Drivers License as identification.



Stephen Dehnert (Seal)
Address: 4486 SW 26th Ave, Fort Lauderdale, Florida 33312

(Seal)
Address:



Notary Public
Print Name: **BRYAN J. YARCHAN**
My Commission Expires **NOVEMBER 13, 2010**
Bonded Thru Notary Public Underwriters