

2009008254
LORINDA 2629/1898

OFFICIAL RECORDS
BK: 2629 PG: 1898

LT1-2-2009008254-1

LT2-2629-1898-1

NO CONSIDERATION
This instrument was prepared by and return to:
SEAN E. HENGESBACH/ad
LAW OFFICE OF SEAN E. HENGESBACH, P.A.
5438 SPRING HILL DRIVE
SPRING HILL, FLORIDA 34606

Parcel ID No.: R24 223 17 3932 0000 0070

Grantee S.S. No. _____

(Space above this line for recording data.)

WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

This Indenture, made this 16 day of February, 2009 **Between** WILLIAM J. GIMBEL, *an unmarried widower* whose post office address is 9460 Elida Road, Spring Hill of the County of Hernando, State of Florida, party of the first part, and BRUCE W. GIMBEL and LINDA GORDON, whose post office address is 9451 Elida Road, Spring Hill, Florida 34608, parties of the second part.

Witnesseth that said party of the first part, for and in consideration of the sum of *****TEN AND NO/100's*****Dollars, to them in hand paid by said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 7, Solar Woods Estates, as per plat thereof recorded in Plat Book 16, Pages 4-5 inclusive, public records of Hernando County, Florida.

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2008, and subsequent years.

GRANTOR reserves unto himself for and during his life, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. GRANTOR further reserves unto himself, for and during his lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale or otherwise so as to terminate the interests of the GRANTEE, as GRANTOR in his sole discretion shall decide, except to dispose of said property, if any, by devise upon his death. GRANTOR, further reserves unto himself the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEE may possess under this deed. GRANTEE shall hold a remainder interest in the property described herein and upon the death of the GRANTOR, if the property described herein has not been previously disposed of prior to GRANTOR'S death, all right and title to the property remaining shall fully vest in GRANTEE, as tenants in common, subject to such liens and encumbrances existing at that time.

Grantor and Grantee are used for singular or plural, as the context requires.

and the said party of the first part 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, the party of the first part has hereunto set his hand and seal the day and year first above written. Signed, sealed, and delivered in our presence.

Witness 1: _____

Printed: SEAN E. HENGESBACH

Witness 2: Ann C. Dennis

Printed: ANNE C. DENNIS

William J. Gimbel
WILLIAM J. GIMBEL

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 0.70
02/18/2009 AK Deputy Clk

02/18/2009 10:04AM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

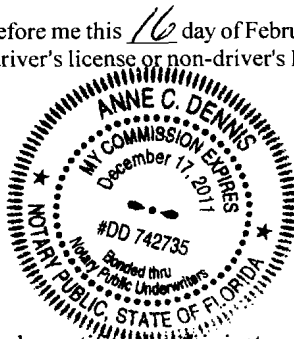
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16 day of February, 2009, by, WILLIAM J. GIMBEL who is () personally known to me or who has produced (X) a driver's license or non-driver's ID issued by Florida or any other U.S. state as identification.

NOTARY PUBLIC

Sign Ann C. Dennis (Notary)

Print ANNE C. DENNIS Seal)
My Commission Expires:



Law Offices of Sean E. Hengesbach, P.A. hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. Law Offices of Sean E. Hengesbach, P.A. does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.