

2009009346
TRACEY 2631/224

THIS INSTRUMENT PREPARED BY:

Cynthia Brundage
Clear Title of Hernando, Inc.
8221 River Country Drive
Spring Hill, Florida 34607



RETURN RECORDED INSTRUMENT TO:

Maria Larissa Ugarte Giles
Matthias Malcharek
5449 Firethorn Point
Spring Hill, FL 34609

Property Appraisers Parcel Identification (Folio) Number: R02-223-18-3495-0000-2100

OFFICIAL RECORDS
BK: 2631 PG: 224

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the ___ day of February, 2009 by Maria Larissa Ugarte Giles, f/k/a Maria Larissa Ugarte-Malcharek and Matthias Malcharek, husband and wife, whose post office address is 5449 Firethorn Point, Spring Hill, FL 34609 herein called the grantor, to Maria Larissa Ugarte Giles and Matthias Malcharek, wife and husband whose post office address is 5449 Firethorn Point, Spring Hill, FL 34609, hereinafter called the Grantees:
(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, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 210, Silverthorn Phase 2B, according to the map or plat thereof as recorded in Plat Book 31, Pages 21 through 24, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2008 and thereafter.

THIS IS A CORRECTIVE DEED BEING FILED TO CORRECT THE GRANTEE'S NAMES IN DEED FILED IN O.R. BOOK 2130, PAGE 505, 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.

RECORDING FEES	\$	10.00
MISCELLANEOUS FEES	\$	1.00
DEED DOC STAMP	\$	0.70
02/23/2009	Deputy Clk	

AND, the grantor hereby covenants with said grantees 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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:

Witness #1 Signature

Cynthia Brundage

Witness #1 Printed Name

Witness #2 Signature

Connie Desaulniers
Witness #2 Printed Name

Marie Larissa Ugarte Giles

Matthias Malcharek

02/23/2009 4:40PM # 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 20th day of February, 2009 by Marie Larissa Ugarte Giles and Matthias Malcharek who is personally known to me or has produced as identification.

SEAL

Notary Signature

My Commission Expires:

