

2009021394
ROBIN 2647/1161

OFFICIAL RECORDS
BK: 2647 PG: 1161

LT1-2-2009021394-1

LT2-2647-1161-2

04/23/2009 2:36PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

RECORDING FEES	\$	18.50
MISCELLANEOUS FEES	\$	1.00
DEED DOC STAMP	\$	0.70
04/23/2009	Deputy Clk	

Transfer Amount (Consideration): \$10.00

RECORDING REQUESTED BY AND
MAIL TAX STATEMENTS TO:

Alvin W. and Renva G. Penton
6040 Emerson Road
Brooksville FL 34601

PREPARED BY AND WHEN
RECORDED MAIL DEED TO:

Carol Kayl Freeman
Attorney at Law
473 Mariner Boulevard
Spring Hill FL 34609

R

Parcel Identification Number:
R01 423 19 0000 0060 0010

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE
This conveyance transfers the Grantors' interest into their revocable living trust.

WARRANTY DEED

THIS WARRANTY DEED is made this 24th day of November, 2008, by **ALVIN W. PENTON and RENVA G. PENTON**, husband and wife, Grantors, whose address is 6040 Emerson Road, Brooksville FL 34601, to **ALVIN W. PENTON and RENVA G. PENTON, husband and wife, as Trustees under the PENTON REVOCABLE TRUST dated November 3, 2008, including any successor trustees**, and any amendments thereto, with full power and authority pursuant to F.S. 689.07 and F.S. 689.071, including all Successor Trustees, hereinafter called Grantee and whose address is 6040 Emerson Road, Brooksville FL 34601, and with full "power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument".

WITNESSETH THAT the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid by Grantees, receipt acknowledged, has granted, bargained, and sold to the Grantees the following land commonly known as 6018 Emerson Road, Brooksville FL 34601 and located in the County of HERNANDO, State of FLORIDA, and described as follows:

Commence at the Southwest corner of the Northwest quarter of Section 1, Township 23 South, Range 19 East, Hernando County, Florida, and running thence North 00°39'52" East (assuming bearing) 485.28 feet along the section line, thence North 90°00'00" East 26.58 feet to the POINT OF BEGINNING,

Thence North 90°00'00" East 198.97 feet,

Thence North 00°49'30" West 456.50 feet,

Thence South 85°30'53" West 230.00 feet,

Thence South 29°17'29" West 169.20 feet to the East right-of-way line of Emerson Road,

Thence South 35°51'09" East 80.03 feet along said right-of-way to the P.C. of a non-tangent horizontal curve, said curve having a radius of 390 feet, a central angle of 35°23'07", a chord bearing of South 18°10'30" East and a distance of 237.05 feet,

running thence Southeasterly concave to the Southwest through an arc distance of 240.86 feet to the P.T. of the said curve and the POINT OF BEGINNING.

The Grantors/Grantees state that this real estate is not their statutory or constitutional homestead.

Grantors do hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons.

Subject to restrictions, reservations, easements, and covenants of record, if any. This reference thereto, however, shall not serve to reimpose the same. This instrument was prepared without the benefit of title examination, title insurance, or attorney's opinion of title. **TO HAVE AND TO HOLD** the same together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity, and claim whatsoever of the Grantors, either by law or equity, to the only proper use, benefit, and behold of the Grantees.

IN WITNESS WHEREOF, the Grantors herein have set their hands and seals hereto, the 24th day of November, 2008.

Carol R. Heath
Witness
Print Name: CAROL R. HEATH

Alvin W. Penton
ALVIN W. PENTON

Carol Kayl Freeman
Witness
Print Name: Carol Kayl Freeman

Renva G. Penton
RENVA G. PENTON

STATE OF FLORIDA)
COUNTY OF HERNANDO)

I certify that the foregoing instrument was acknowledged before me this 24th day of November, 2008 by **ALVIN W. PENTON and RENVA G. PENTON**, husband and wife, and the above named witnesses, all of whom are personally known to me.

Carol Kayl Freeman
Carol Kayl Freeman, Notary Public
State of Florida at Large
My commission expires: January 27, 2012
My commission number: DD 747930

